

MEMORANDUM

BOARD APPROVED _____

DOCUMENT

NO. 5-113

ADOPTED 11/10/88

TAKEN UNDER ADVISEMENT

10/13/88

REVISED FOR RESUBMISSION

11/10/88

TO: BOSTON REDEVELOPMENT AUTHORITY & STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING & DEVELOPMENT AND
ANDREA D'AMATO, PROJECT MANAGER

SUBJECT: CHAPTER 121A APPLICATION OF DUDLEY NEIGHBORS, INC.

On October 13, 1988, the Authority conducted a public hearing to consider the above-captioned Application and after the hearing was closed, took the matter under advisement.

The Applicant requests the formation of an Urban Redevelopment Corporation organized under Chapter 121A of Massachusetts General Laws (MGL) for the acquisition and lease of approximately 15 acres of vacant private land. This land will be combined with 15 acres of public vacant land to be assembled into approximately 10 development parcels for the purpose of improving residential housing by constructing approximately 500 units of low to moderate income housing. The Project Area includes only that land located in the Dudley Triangle of Roxbury. The Project Area has experienced substantial economic decline in the last two decades. The site poses a threat to the community's safety, health, morals and sound growth.

The Applicant has committed a tremendous amount of time, effort and resources to design a revitalization plan and to provide affordable housing and job opportunities to neighborhood residents. Chapter 121A capitalizes on this initiative by converting haphazard development activity into a community based, multi-site, land assembly process. Designation of the Applicant as a 121A Corporation provides the residents of the Dudley Triangle with the only vehicle able to quickly address the severe problems encountered in the Project Area.

In response to the instructions of the Board and the Director, the following items have been included into the attached Report and Decision.

1.) Land Acquisition Process & Precautions. The Report outlines the eminent domain process and important due process safeguards. It insures that the Project will be subject to extensive review by the City via its joint disposition committee, and the Authority via its regulatory and monitory review mechanisms. The Project will also utilize procedural safeguards for the landowner, guaranteed by Chapter 80A, and carried out by the Superior Court process insuring procedural

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fairness and just compensation to landowners prior to the actual taking. Other mechanisms are detailed on page 12 of the Report & Decision.

2.) Program Regulation & Review. In addition to the Regulatory Agreement to be entered into with the Authority, the Report further illustrates the disposition process which will be utilized. All decisions made concerning the disposition of property acquired by the Applicant and combined with land owned by the City in the 121A Project Area will be made through a joint disposition committee of which 4 members are appointed by the City and 4 by the Applicant. Furthermore, the Applicant will supply annual reports to the Authority detailing all decisions and progress made concerning the acquisition, developer designation, disposition and implementation of the Project.

3.) The Appraisal Methods. The Report details the appraisal methods the Project will utilize by investigating comparable market sales of property in the area. The Authority's staff has collected evidence which supports the Applicants budget item of \$7.00 PSF in the Application by revealing the average land value for land within and around the Triangle is \$3.51 PSF.

4.) Acquisition & Development Process. The text also details the schedule for the takings and the acquisition of development parcels. The Applicants begins the process by petitioning the Superior Court on all tax-delinquent parcels and on those for which the owners cannot be located. Then additional private land will be acquired by negotiated sale or option agreement. Finally, the remaining land will either be taken via Chapter 80A procedure or the landowner will be offered one of three development opportunities (see page 11) depending upon the location and condition of the property.

5.) The Minority Business Opportunities Program. The Project now includes not only a member from both a non-profit agency and a local for-profit business entity on the Applicants governing board, but also the Applicant fully intends to require, at a minimum, 30% MBE participation in the development projects from construction to professional and technical services. Provisions will also be made to insure local employment in the Projects and job training for capacity building in the neighborhood.

6.) Community Review & Participation. The Report concludes with a record of the community review and participation process which characterizes the Applicants on-going development efforts. Namely, the Applicant will assume an advocacy role on behalf of the neighborhood, maintain the local resident participation in decision-making and development efforts via its Board composition and all activities, and to insure the timely delivery of quality services and funding to the Project Area.

The Authority staff has reviewed the application and related documents and has found that there is sufficient evidence in support of the Project to make the findings and determinations necessary to proceed with the approval of the Project.

An Appropriate Policy Resolution follows.

VOTED: That the Authority hereby adopts the attached nine-page Policy Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING THE 121A APPLICATION OF THE DUDLEY NEIGHBORS, INC." dated November 10, 1988. The Authority further specifically adopts the following votes incorporated on Page Nine of said Resolution approving the Report and Decision: to wit

VOTED: That the document presented at this meeting entitled, "REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, (TER. ED.), CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A," be and hereby is approved and adopted, and further

VOTED: That a fee waiver under Rule One, Section D of the Rules and Regulations in Chapter 121A Application in the amount of \$5,000.00 be approved by virtue of Dudley Neighbors, Inc., being a not-for-profit corporation based in the community, whose sole intent is the production of affordable housing.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

REGARDING THE 121A APPLICATION

OF

THE DUDLEY NEIGHBORS, INC.

1. THE PUBLIC & PRIVATE VACANT SITES IN THE PROJECT AREA ARE BLIGHTED, DECADENT AND OPEN AREA.

WHEREAS, The Dudley Neighbors, Inc. (The "Applicant") is seeking from the Boston Redevelopment Authority (the "Authority") the approval of the formation of an Urban Redevelopment Corporation under Chapter 121A of Massachusetts General Laws (MGL) for the acquisition and lease of approximately 15 acres of private vacant land. This land will be combined with 15 acres of vacant public land and assembled into approximately 10 development parcels for the purpose of improving residential housing by constructing approximately 500 units of low to moderate income housing (the "Project") in the Dudley Triangle in Roxbury (the "Project Area"). The Project Area is generally bounded by Dudley Street, Blue Hill Avenue and Folsom Street.

After a lengthy public hearing on October 13, 1988, the Authority took the matter under advisement.

WHEREAS, The Project Area constitutes a decadent and blighted area, as defined in Section 2 of Chapter 121A, and has experienced substantial economic decline over the past two decades. More than half the buildings in the area have been torn

down, and not replaced, creating over 1 million square feet of vacant land. Excessive disinvestment has contributed to the general decline and neglect of the community. Much of the real estate has been taken for nonpayment of taxes and upon foreclosure of the mortgages in recent years. Consequently, the site is detrimental to the safety, health, morals, welfare and sound growth of the community.

WHEREAS, The cost of sound development is prohibitive through ordinary operations of private enterprise due to the deterioration of site facilities, and tax, water and sewer delinquencies. Substantial diversity exists in the ownership of plots and inadequate utilities are also factors which contribute to the cost of developing the area. Of the 181 privately owned vacant parcels owned by 131 individuals, at least 81 or 62% of the owners live outside Roxbury or Dorchester and many cannot be located. Moreover, the vacant land to be acquired by the Applicant is comprised of about 200 scattered parcels, the median size of which is approximately 3,200 SF (below the minimum zoning size) in the Project Area. The combination of small size lots, patchwork arrangement of land ownership, the existence of some ledge, rock and unsuitable soil, and expensive measures needed for draining and flood prevention in some areas render the area financially infeasible to develop. Therefore, the combined effects of a weak market and highly fractionated patterns of land ownership cannot be overcome without the benefit of a 121A corporation.

WHEREAS, The vacant half of the Triangle, interwoven with the occupied half, is not redeemable without a significant planning and site assembly effort, and without substantial governmental assistance to prospective developers. The per-unit market value of housing in the neighborhood is enough to avoid further abandonment, but not nearly as high as replacement cost. There is a need to fill this gap with various forms of subsidy.

WHEREAS, Individual development efforts on small, fragmented parcels will be economically unfeasible because they cannot be sustained without a similar improvement on adjacent parcels. The inability to locate owners for many of the abandoned parcels contributes to the difficulty of development. For as long as adjacent parcels are in disparate ownership, sites will be unattractive to serious, capable developers with the capacity to make a sustained, large scale redevelopment effort.

WHEREAS, The Applicant has committed a tremendous amount of time, effort and resources to design a revitalization plan and to provide affordable housing and job opportunities to neighborhood residents. Chapter 121A capitalizes on this initiative by converting haphazard development activity into a community based, multi-site, land assembly process. Designation of the Applicant as a 121A Corporation provides the residents of the Dudley Triangle with an appropriate remedy to quickly address the severe problems encountered in the Project Area. The Authority finds that, if the Corporation is not approved, the Project Area will continue to decline and undermine the community's already tenuous

social and economic development future.

2. PUBLIC USE & BENEFIT.

WHEREAS, The Project will eliminate the blighted, substandard and decadent conditions in the Project Area and surrounding community through its reconstruction, rehabilitation and improvement as previously described in Section 3. The redevelopment effort contemplated will bring the Project Area into compliance with applicable health, safety, and building codes, eliminating the blighted, substandard and decadent conditions in the Project Area.

WHEREAS, The anticipated benefits of the Project Area sufficient to warrant the granting of 121A status for several reasons. First, the intention of the Applicant is to increase the supply of decent, safe, sanitary and affordable housing for low and moderate income persons and families in the Project Area. Second the Applicant is committed to increasing employment opportunities for residents for the Project Area and the City of Boston and will, to the best of its ability, grant preference in hiring to residents of the Area and the City; subject to applicable City and State Laws. In addition, the development of this Project may serve as a catalyst for increased private development initiatives in the neighborhood and surrounding area. Furthermore, the Project is intended to prevent the displacement of existing residents and provide housing options for low and moderate income families despite upwardly rising market costs of

housing in the Area and the city. Finally, the proposed plans for the Project which entail the implementation of a master plan for the more than 30 acre site will result in the development of an economically integrated residential and mixed-use community with significant capital monies targeted to the area, and amenities, such as a Town Common, green and open space dispersed throughout the residential area and a planned 'town center' with increased commercial and community space, greater than those which would normally result from projects intended for low and moderate income residents without the benefit of a 121A status and other government assistance.

3. PROJECT REGULATION & REVIEW.

WHEREAS, The Applicant and the City intend to assemble the approximately 30 acres of combined private and city-owned vacant land to create approximately 10 development parcels. The development parcels will be assembled and offered for development to non-profit community based and for-profit developers on an incremental basis. Land taken through the 121A process and combined with city-owned land will be advertised or designated for development within two years from the date title transfers to the Corporation. If such action is not taken, the City will exercise its right of first possession as first mortgagee. Decisions concerning the disposition of property owned by Applicant and the City in the 121A Project Area will be made through a joint committee. Pursuant to Section 11 of Chapter

121A, the Applicant will lease the development parcels to the various developers according to an agreed upon developer designation process formulated between the City and the Applicant.

WHEREAS, The City will play an active role in both decision-making and regulating the Applicant's activities and progress. All decisions made concerning the disposition of property acquired by the Applicant and combined with land owned by the City in the 121A Project Area will be made through a joint disposition committee of which 4 members are appointed by the City and 4 by the Applicant. The Applicant's membership include not only minority community residents but also representatives from both non-profit and for-profit local businesses in the community. It is through this joint membership that the community's participation is guaranteed while also insuring the accountability of the Applicant to the City for all its decision-making processes and activities relating to the Project.

WHEREAS, The actual construction, development and management of each development parcel will be in accordance with and subject to the terms and conditions set forth in MGL Chapter 121A and Regulatory Agreement to be entered into with the Authority. Given the composition of the Applicant's board and the joint disposition committee, the Project will receive continuous monitoring and approval by these governing agencies. Furthermore, there will be annual reports submitted to the Authority by the Applicant which will include a full description

of the acquisition, designation, disposition and implementation processes for each development project. In addition, the Authority will regulate and monitor the Project, pursuant to the 6A Contract, as well as receive annual reports from the Corporation detailing the Projects development progress. Even after the Applicant has designated a developer and the project is implemented, the Authority review process will continue.

4. LAND ACQUISITION PROCESS & PRECAUTIONS.

WHEREAS, As outlined in the Report & Decision, the eminent domain process and important due process safeguards are built into the Project. First, the Project will be subject to extensive review by the City via its joint disposition committee, and the Authority via its regulatory and monitoring review mechanisms. Second, the Project will utilize procedural safeguards for the landowner, guaranteed by Chapter 80A, and carried out by the Superior Court process insuring procedural fairness and just compensation to landowners prior to the actual taking.

5. COMMUNITY REVIEW & PARTICIPATION.

WHEREAS, The Applicant has an excellent record of community review and participation process which characterizes the Applicants on-going development efforts. Namely, the Applicant will assume an advocacy role on behalf of the neighborhood,

maintain the local resident participation in decision-making and development efforts via its Board composition and all activities, and to insure the timely delivery of quality services and funding to the Project Area.

WHEREAS, The Project now includes not only a member from both a non-profit agency and a local for-profit business entity on the Applicants governing board, but also the Applicant fully intends to require, at a minimum, 30% MBE participation in the development projects from construction to professional and technical services. Provisions will also be made to insure local employment in the Projects and job training for capacity building in the neighborhood.

6. CONCLUSION.

WHEREAS, The Authority gave notice of a public hearing to be held on the 9th floor of City Hall on October 13, 1988, to consider the formation of a Urban Redevelopment Corporation under Chapter 121A of MGL. At the public hearing, the Authority heard extensive testimony from approximately 25 witnesses. The Authority considered all Exhibits and reports submitted by the Applicant and all comments and rebuttals at the public hearing.

Based on all the evidence, the Authority finds and concludes that the Project is critically important to the revitalization of the Dudley Triangle and that the Project will aid the City financially by generating jobs and improving job training in the Dudley neighborhood.

Based on all the evidence, the Authority further concludes that the Project conforms to the Roxbury IPOD and the general plan for the City as a whole.

Based on all the evidence, the Authority weighs the public benefits unique to this Project against the combined detriments of this Project and further concludes that the Project is not "injurious to the neighborhood or otherwise detrimental to the public welfare."

7. RESOLVES.

THEREFORE, be it resolved that:

VOTED: (1) That the document presented at this meeting entitled "Report & Decision on the Application of Dudley Neighbors, Inc., for the Authorization and Approval of a Project under Massachusetts General Laws (Ter. Ed) Chapter 121A, As Amended, and Chapter 652 of the Acts of 1960, As Amended, to be Undertaken and Carried Out by a Charitable Corporation Organized Pursuant to Massachusetts General Laws, Chapter 180 and Approval to Act as an Urban Redevelopment Corporation Under said Chapter 121A" be and hereby is approved and adopted.

THEREFORE, be it resolved that:

(2) That a fee waiver under Rule 1, Section D of the Rules & Regulations in Chapter 121A application in the amount of \$5,000.00 be approved by virtue of Dudley Neighbors, Inc., being a not for profit corporation based in the community, whose sole intent is the production of affordable housing.

Date: November 10, 1988

Respectfully submitted,

Stephen Coyle, Director

REPORT & DECISION
DUDLEY NEIGHBORS INC.
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BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, (TER.ED.), CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A.

I. INTRODUCTION

A. The Hearing.

A public hearing (the "Public Hearing") was held from 2:25 p.m. until 5:25 p.m. on October 13, 1988, in the office of the Boston Redevelopment Authority (the "Authority"), at City Hall, Room 900, Boston Massachusetts 02201, by the Authority on an application dated August, 1988 (the "Application"), filed by Dudley Neighbors, Inc., under Massachusetts General Laws, Chapter 121A, and Chapter 652 of the Acts of 1960, as amended (sometimes collectively referred to herein as "Chapter 121A"), and for approval of the formation of Dudley Neighbors Redevelopment Corporation (the "Corporation"). The Applicant submitted a letter of interest dated May 27, 1988 with respect to the Project, such letter and accompanying materials were reviewed by the Authority staff, the Applicant filed the Application on August 19, 1988, and due notice of the Public Hearing was given by publication in the Boston Herald American, a daily newspaper of

general circulation published in Boston, and by mailing postage prepaid in accordance with Rule 4 of the Authority's Rules and Regulations governing Chapter 121A projects in the City of Boston, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Robert L. Farrell, Chairman of the Authority, Joseph J. Walsh, James K. Flaherty, Clarence J. Jones, and Michael Donlan, members of the Authority, and Kane Simonian, secretary of the Authority and Stephen Coyle, director of the Authority, were present at the hearing.

B. Authority Action.

In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the Public Hearing, the Exhibits offered and the arguments and statements made at the Public Hearing, as well as an inspection of the Project Area by the Authority staff.

The Project as defined in the Application constitutes a 'project' within the meaning of Section 1 of Chapter 121A of the MGL since it provides for the construction, operation and maintenance in a blighted open area of decent, safe and sanitary residential structures and appurtenant facilities in the public interest.

II. THE PROJECT

A. Public Purpose.

The Project Area constitutes a blighted area and has experienced substantial economic decline over the past two decades. More than half the buildings in the area have been torn down, and not replaced,

creating over 1 million square feet of vacant land. Excessive disinvestment has contributed to the general decline and neglect of the community. Much of the real estate has been taken for nonpayment of taxes and upon foreclosure of the mortgages in recent years. Consequently, the site is detrimental to the safety, health, morals, welfare and sound growth of the community.

B. Justification for 121A.

The cost of sound development is prohibitive through ordinary operations of private enterprise due to the deterioration of site facilities, and tax, water and sewer delinquencies. Substantial diversity exists in the ownership of plots and inadequate utilities are also factors which contribute to the cost of developing the area. Of the 181 privately owned vacant parcels owned by 131 individuals, at least 81 or 62% of the owners live outside Roxbury or Dorchester and many cannot be located. Moreover, the vacant land to be acquired by the Applicant is comprised of about 200 scattered parcels, the median size of which is approximately 3,200 SF (below the minimum zoning size) in the Project Area (see Exhibit A). The combination of small size lots, patchwork arrangement of land ownership, the existence of some ledge, rock and unsuitable soil, and expensive measures needed for draining and flood prevention in some areas render the area financially infeasible to develop. Therefore, the combined effects of a weak market and highly fractionated patterns of land ownership cannot be overcome without the benefit of a 121A corporation.

The severe problems and unusual land configuration in the

project area call for the use of 121A Authority for the purposes of housing development. The area is distinguished in a number of ways: by the unusual concentration of publicly held land, privately owned vacant land, land in tax foreclosure, land held by absentee owners, and in contrast, the absence of parcels suitable for housing development. The economic and social characteristics of the area have triggered the neighborhood's initiative; the land characteristics of the area has heretofore kept that initiative from reaching fruition. Small land units have kept activity focused on single sites with single potential developers.

Designation of the Applicant as a 121A Corporation addresses this problem. The use of Chapter 121A Urban Redevelopment Corporation for this particular project converts haphazard activity into a community based, multi-site, phased land assembly process. The provisions of Chapter 121A can be used to aid the redevelopment of a local area removed from the City's prosperity because of its fragmented patterns of land ownership. The strong local momentum of the Dudley Street Neighborhood Initiative and the use of 121A provisions can be combined to accelerate an efficient land assembly process so critical to housing development in the area.

The Authority has previously granted the approval of Chapter 121A Urban Redevelopment Corporations to two other entities, Waverly Apartments and Post Office Square. These entities were given the authority to take property for both the removal of blight and decadence and construction of units for public use.

C. The Project Area.

1. Resident Profile.--A review of the social and economic characteristics of residents in the Dudley Triangle area and of some of the features of the housing stock can be drawn from the 1980 Census and in some cases updated to more recent times. The basic findings indicate that the residents are, on the whole, young blacks and Hispanics, primarily larger families with children, poorer and with a higher incidence of unemployment and poverty than for all Boston residents. The housing stock is generally in moderate to poor condition with a prevalence of abandonment and of much lower property value than the City average.

a.) Demographics.--In 1980 there were 1,957 residents in the Dudley Triangle area comprised of about 55% blacks, 30% Hispanics, 10% whites and 5% other races. This area is home to substantial populations of Hispanic and Cape Verdean people. Residents formed about 630 households and therefore had a median household size of 3.1, significantly higher than Boston's 2.4 median. Of these households, 64% were families and 36% were unrelated individuals, just the reverse of Citywide levels. Also, the families in the Triangle had more children as two thirds of all families had children under 18 years old. Furthermore, 47 percent of all families with children were headed by single mothers. Just looking at families, the median family size was 4.0, almost one person above the city median 3.3 persons. The median age in the Triangle in 1980 was 24.5 years because of the prevalence of children.

b.) Economic Base.--Income and employment indicators for residents were much below Boston norms. In 1979 median household income was \$8,200 for residents in this area, only 65% of the City median. If this relationship held constant the Triangle resident household median income in 1987 would have been \$17,420 for the median household of 3.1 persons producing a per capita income of less than \$6,000. The poverty rate of persons in the area was 35% in 1979 almost twice the Boston rate of 20 percent. More recent data show no improvement. Also, the unemployment rate was 17% in 1980 when the Boston rate was 6.1 percent. Even in today's vastly improved Boston economy the unemployment rate in the Dudley triangle is estimated to be about 11 percent.

c.) Housing Conditions.--Housing data from the 1980 Census showed that there were only 735 housing units in this area, having declined from nearly double that level in 1960. Also, the data revealed a 14% vacancy rate, or 102 units, most of which were vacant because they were in sub-standard condition. General evidence reveals that the total number of units is about 650 today with some demolitions in the last eight years. A preliminary review of housing values shows that 1987 values in the Dudley Triangle were about \$70,000 versus \$156,000 for Boston houses as a whole.

2. Land Use Characteristics.--The Dudley Triangle area is a site of property neglect and decay as evidenced by the prevalence of vacant land, tax delinquent property, scattered ownership of small parcels by numerous non-resident owners, relatively little building permit or zoning variance activity, poor physical conditions of

existing structures and continued abandonment of blighted or fire-damaged housing. Further information concerning building permit activity and a variance analysis for the Triangle and other areas in Boston see Exhibit B. These symptoms and the nearly in-tractable nature of treating them has lead to a self-perpetuating cycle of disinvestment and decline.

The Dudley Triangle has an overall area of approximately 80 acres and approximately 64 acres if you exclude public streets and sidewalks. The 64 acres contain about 721 individual parcels of which 340 have existing structures, including both housing and commercial uses, while 200 parcels are vacant public land and 181 parcels are vacant privately-owned land. In total, vacant land covers about 30 acres or 1.3 million square feet of land. Of this vacant land, one-half is privately owned and one-half is publicly owned. Almost 50 percent of all property is vacant land. The median parcel size of vacant land in the Dudley Triangle is below the minimum buildable zoning size of 3,200 square feet.

Private vacant land encompasses 181 parcels and is owned by 131 different people. Eighty-one of these owners, or 62 percent of the total, are not residents of Roxbury and Dorchester many of whom cannot be located after extensive attempts to contact them have been made. Furthermore, of the 181 privately-owned vacant parcels 101 are either in tax title or currently under petition. The vast majority of tax title parcels are in arrearage for more than \$5,000 of property taxes owed to the City of Boston.

3. Property & Tax Conditions.

a.) The Decade of the 1980s.--Tax Relief and Market Revival.

The property tax relief and reform that took effect in 1982 and 1983 ended and reversed one of the primary sources of financial deterioration in Roxbury. Proposition 2 1/2 cut Boston taxes by an average of 35.8 percent. Equalization corrected past imbalances by reducing Roxbury taxes even further, by 49 percent in all. Classification helped the neighborhood's housing even further. Between Fiscal Year 1981 and FY 1984 the average tax bill for owner-occupied Roxbury single-family homes dropped 63 percent, from \$933 to \$347.

The revival of the Boston housing market from about this same time accelerated a dramatic turn-around for Roxbury property values and investment incentives. Between 1975 and 1984 Roxbury single-family home values grew by 330 percent, outpacing the Boston average gain of 228 percent. Evidence of this strength continued from 1984 to the 1986-1987 period, with Roxbury homes increasing in value by 88 percent compared to the Boston average 83 percent.

b.) Healing the Physical and Financial Wounds.--An earlier study of a one square mile area surrounding Dudley Square and immediately bordering the project area to the Northwest illustrated the legacy of Roxbury's difficult past. Half of that land area was found to be tax exempt, primarily under city ownership; and one-third of this exempt area was vacant. Over one-fourth of the privately-owned half was vacant land.

Tax delinquency in the larger Roxbury area (Wards 8,9,11,and 12)

is a very severe problem. About one-third of the privately owned parcels here are in "tax title" (i.e., they have municipal liens placed against them for back taxes and interest due). One-third of these tax title properties are vacant land. In fact, 49 percent of all privately-owned vacant land parcels here owed back taxes as of 1985.

c.) Summary.--The Project Area is characterized by concentrations of vacant or tax delinquent parcels. These conditions are typical of much of the surrounding Roxbury neighborhood, and they have their common roots in a history of overtaxation, disrupted realty markets, declining values, and disinvestment over the period spanning the 1950s through the early 1980s. Although many of the causal forces behind this period of decline have been reversed, recovery and redevelopment is hindered by the persistence of clouded titles, fragmented ownership, and physical deterioration.

III. PROJECT IMPLEMENTATION

A. Public Use and Benefit.

The Project will not be in anyway detrimental to the best interests of the public or the City or to the public safety and convenience, and is not inconsistent with the most suitable development of the Project Area neighborhood or of the City. The Project will, in fact, forward the best interests of the City and will constitute a major public use and benefit. The Project will eliminate the conditions which cause the Project Area to be a blighted and decadent area within the meaning of Chapter 121A. The Project will replace poorly-maintained and deteriorated vacant

property and replace it with desperately needed housing, multi-family, townhouses and single family homes. The Project will also provide a town common for all to use and has reserved areas for open-space and community parks.

The vacant half of the triangle, interwoven with the occupied half, is irredeemable without a significant planning and site assembly effort, and without substantial governmental assistance to prospective developers. The per-unit market value of housing in the neighborhood is enough to avoid further abandonment, but not nearly as high as replacement cost. There is a need to fill this gap with various forms of subsidy.

In addition, individual uncoordinated development efforts on small parcels will fail even if subsidized because they cannot be sustained without a similar improvement on adjacent parcels. The inability to locate owners for many of the abandoned parcels contributes to the difficulty of development. For as long as adjacent parcels are in disparate ownership, sites will be unattractive to serious, capable developers with the capacity to make a sustained, large scale redevelopment effort.

As an Urban Redevelopment Corporation authorized under Chapter 121A, the Applicant will assemble sites that the neighborhood has identified for acquisition in the 121A application. All occupied structures will have the unqualified right to remain in place. The number of interruptions in frontage of vacant land on existing streets by changes in ownership would decline to less than 1/4 of its current level. This would mean that efficient use of shared

driveways and parking, as well as opportunities for attached dwellings, would rise dramatically. Similarly, the rational development of common areas and play areas would be possible, and the ability to redevelop utilities and public ways in a way that supports a coordinated and timely development would increase greatly. All this would trigger a critical mass of development effort that would attract other investment and make existing on-site property owners and tenants more secure in their homes.

Broader public benefits which are expected to be derived from this effort include the increase in employment which will be occasioned by the construction, and later by property management and ancillary services. This in turn will increase the tax base and enhance tax revenues. This redevelopment will also provide additional affordable places to live for employees of downtown employers. This will reduce commuting time and make it easier for employers to attract and maintain a stable workforce.

B. Land Acquisition Process and Precautions.

Upon the Authority's grant of approval as a 121A Corporation, the Applicant will begin eminent domain proceedings pursuant to Chapter 80A. The Applicant will first attempt to acquire additional privately owned vacant land by negotiated sale or option agreement. Any vacant land remaining at the end of the negotiation process may then be acquired by eminent domain takings, depending on the location and condition of the property. In the case of a Chapter 80A taking, the Superior Court then determines the compensation or damages to which any person is entitled prior to the actual taking becoming

effective. Chapter 80A specifies protective measures for the landowner including a hearing, the appointment of disinterested commissioners to determine value, and a subsequent redetermination of value by a jury if the owner is not satisfied. The landowner also has the ability, under Chapter 80A to file a petition for both the amount of damages under this taking and to challenge the validity of the eminent domain proceedings (see Exhibit C).

In addition to the compensation and negotiated sale options described above, Roxbury/North Dorchester residents will be offered one or more of the following opportunities: (i) to build on their site, (ii) to maintain their site in conjunction with their adjacent dwelling unit, or (iii) exchange their parcel for a more appropriate site for individual development.

The Corporation may institute proceeding for the taking of the Project Area by eminent domain under Chapter 80A of the General Laws. The Authority hereby grants its approval for the Urban Redevelopment Corporation to institute proceedings for the Chapter 121A taking of all fee and other interest in property identified in Exhibit A of the Project Area. The Board of Directors of the Corporation are hereby authorized to proceed as the board of officers for purposes of said Chapter 80A; provided that, the Corporation shall notify the Authority, in writing, of any settlement agreements, order or decision relative to the proceedings under Chapter 80A. The authority granted in this paragraph, to the Applicant, the power to initiate eminent domain under chapter 80A, is limited to a three year period from the date of this decision unless the Applicant obtains

approval from the Authority for an extension of time.

The Corporation will make certain payments in lieu of real property taxes, as required under Chapter 121A. The Corporation will pay an annual excise under Section 10 of Chapter 121A in an amount equal to the sum of (i) one percent of the fair cash value (as determined by the City of Boston Assessing Department) of the real and tangible personal property of the Corporation and (ii) five percent of the gross income of the Corporation.

C. Program Regulation and Review.

1. Public/Private Corporate Management.--The Application calls for the formation of an Urban Redevelopment Corporation under the name of Dudley Neighbors, Incorporated to undertake and carry out the Project. The Corporation will be controlled by a board composed of 9 voting members, 6 of which are appointed by the Dudley Street Neighborhood Initiative (the "DSNI") and one member is each appointed by the Mayor, the Roxbury Neighborhood Council, and the City Councillor from the 7th District. Of the 6 DSNI appointees, one will be a tenant, one will be representative from a non-profit agency and one will be a local business representative. There are two non-voting members, one appointed by the State Senator for the 1st Suffolk District and the other by the State Representative from the 5th Suffolk House District (see Exhibit D).

The 121A Corporation shall promptly comply in every respect with all of the laws relating to acquisition of property by eminent domain relating to Chapter 80A of the MGL and all amendments thereto. The statutes empower the Authority the use of Chapter 80A takings in

Section 11, Paragraph 2 of Chapter 121A.

2. Review of Disposition by Public Facilities Commission.--

Because of the configuration of public and private land in proximity to one another, the Public Facilities Commission will have a direct role in the disposition of development parcels. Approximately 15 acres of public land is owned by the Public Facilities Department of the City of Boston (the "City"). None of the city-owned land is held by the Authority. The Applicant and the City intend to assemble the approximately 30 acres of combined private and city-owned vacant land to create approximately 10 development parcels. The development parcels will be assembled and offered for development to non-profit community based and for-profit developers on an incremental basis. Land taken through the 121A process and combined with city-owned land will be advertised or designated for development within two years from the date title transfers to the Corporation. If such action is not taken, the City will exercise its right of first possession as first mortgagee. Decisions concerning the disposition of property owned by Applicant and the City in the 121A Project Area will be made through a joint committee. Pursuant to Section 11 of Chapter 121A, the Applicant will lease the development parcels to the various developers according to an agreed upon developer designation process formulated between the City and the Applicant (see Exhibit E).

3. Regulatory Agreements.--The actual construction, development and management of each development parcel will be in accordance with and subject to the terms and conditions set forth in MGL Chapter 121A and Regulatory Agreement to be entered into with the Authority.

Given the composition of both the Applicant's board and the joint disposition committee, the Project will receive continuous monitoring and approval by these governing agencies. The annual reports, submitted to the Authority by the Applicant, will detail a full description of the acquisition, designation, disposition and implementation processes for each development project. In addition, the City will regulate and monitor the Project, pursuant to the 6A Contract, as well as receive annual reports from the Corporation detailing the Projects development progress.

D. Program Components.

1. Leasing Arrangements.--The Applicant will function as lessor on a ground lease for each development parcel. The ground lease will function in effect as a regulatory agreement to insure that use and benefit requirements are adhered to in each development.

2. Program Cost.--In the opinion of the Authority the cost of the Project has been realistically estimated in the Application and the Project is practicable. The Applicant has estimated of the cost of newly constructed housing in the Project Area to be a minimum of \$129,000 per unit for approximately 500 units or \$64,500,000. In addition, development of pertinent uses are expected to cost at least \$1,500,000. (25,000 SF at \$60/SF), totaling \$66,000,000 for the entire Project. The financing of the Project shall proceed in the following manner:

3. Land Acquisition Process.--The cost of acquiring the private land has been estimated to be approximately \$2,500,000. These acquisition estimates are reasonable considering the vacant land

value in the area. The Authority's staff has estimated the average market value of similar size plots to be at \$3.50 PSF (see Exhibit F). This estimate compares favorably with the \$7.00 PSF budget item in the Applicant's proposal.

The City has entered into an agreement (see Exhibit E) with the Applicant to provide funds from the "Build Program" for the acquisition of privately owned land in the Project Area. The Applicant will use, as a letter of credit, a contract commitment of \$1,000,000 from Consumers United Insurance Company. The Applicant has also applied for \$1,500,000. from the Ford Foundation for additional funding.

Tax delinquent sites acquired by negotiation, or by eminent domain, will be transferred to the Applicant subject to all existing tax liens so that payments to owners will be equal to agreed or adjudicated value less outstanding taxes. The City will apply for permission, pursuant to MGL Chapter 58 Section 8, from the State Department of Revenue to abate the taxes subsequent to acquisition so that the abatements can inure to the benefit of the Urban Redevelopment Corporation. This will reduce the land assembly cost by an amount in excess of \$1,000,000.

4. Land Development Process.--In terms of developmental funds, the Applicant will assemble financing from various federal, state, city and private sources to subsidize private developers in building approximately 500 units of for-sale, cooperative and rental housing. The programs for homeownership, co-op housing and rental units include the following: LEND, the Homeownership Opportunity Program,

Section 8 and 707 Rental subsidies, 705, SHARP, MHFA first mortgage, union pension funds, and the City linkage funds. The amounts, terms and conditions of financing for the development parcels will be formulated in conjunction with more specific plans to be prepared by individual developers for simultaneous approval by the Applicant and the City.

E. Minority Business Opportunities Program.

1. The Provision of Opportunities for Minority Business Enterprises.--The Applicant's membership is comprised of over 90% minority community residents including the Hispanic, Black American and Cape Verdean populations which represent the bulk of the population in the Triangle. Therefore, the Applicant is 100% committed to increasing opportunities for minority businesses and employment for minority residents. It is the Applicants stated intention to require at a minimum 30%, and a goal of 50%, MBE participation for all construction contracts and for professional and technical services related to the development projects. The exact MBE requirements will be spelled out in the RFP's and Disposition agreements issued by the Applicant and the City. Furthermore, the Applicant's board composition not only includes minority community residents both also a non-profit agency and for-profit local business representative.

2. Increasing Employment & Employment Training.--A key objective in the Applicant's project is to create new job opportunities for the neighborhood residents as well as to establish a capacity building mechanism which will insure that local resident

will be able to obtain decent jobs with decent wages in the future. The public sector mechanisms to achieve these goals will be fully utilized, including the Boston Residents Job Policy, the Mayor's Executive Ordinance, and the Job Training Linkage Fund. In addition, the Applicant will explore other avenues for local job creation, such as establishing a local hiring hall and a negotiated agreement for job creation beyond the minimum requirements stipulated by these public measures.

The Applicant has targeted job training as a major component of their comprehensive revitalization plan. The DSNI has charted two courses to put these strategies into action. First, the Applicant intends to link residents with existing job training institutions such as those already established by EDIC, Goodwill Industries and Jobs for Community Services. Second, the Applicant intends to create new employment training opportunities to correct for those traditional barriers, such as lack of day care, lack of compensation, and inadequate transportation, which residents had have cited as inhibiting their access to job training opportunities.

F. Development Process.

The Applicant proposes that developer designation will begin during the first quarter of 1989 and that construction will commence at the third quarter of 1989 and continue through the third quarter of 1993. The development process will begin in the northern part of the Dudley Triangle and proceed southerly (see Exhibit G). It is anticipated that in 1989 about 52 units will be constructed on parcel A; then in 1990, 187 units will be constructed on parcels B & C; in

1991, about 98 units will be constructed on parcels D & E; in 1992, 134 units will be constructed on parcels F & G; and finally, in 1993, it is expected that 101 units will be constructed on parcels H, I & J. This development schedule is preliminary and will be modified as the details of the development program such as architectural, subsoil conditions, etc., are more fully developed. As stated in section III. C. of this Report & Decision, the annual report submitted to the Authority shall include information on the minority business and community review processes, the number of all low and moderate housing units contracted and constructed, as well as any modifications in the development and implementation schedule.

G. Consistency With The Roxbury IPOD.

The development of medium density housing and related uses on the main thoroughfares will be required to be consistent with the Roxbury IPOD. The Project Area has been designated by the IPOD to be a special study for purposes of creating affordable housing. The Project's focus on low and moderate income housing is consistent with the IPOD development plans. The Project supports the City's and the Authority's revitalization policies for the neighborhood by developing affordable housing using community based organizations and Minority Business Enterprises in the Roxbury Area.

H. The Community Process.

The Project is clearly supported by the residents of the Project Area who have been actively involved in the revitalization planning for the Area. Much of this participation has been under the auspices of the DSNI which appoints the majority of the Corporation's Board

members. DSNI is a consortium of community residents, agencies, businesses, churches and concerned citizens from the Project Area who have joined efforts in an attempt to reverse the decline of the Dudley Neighborhood.

The Applicant acts as an intermediary between the local community residents and public and private institutions, as well as a facilitator in the development of the Dudley Triangle region. Its main responsibilities are to listen to the community's needs and ideas, communicate these needs to those institutions in a position to provide assistance, and finally, to insure the timely delivery of quality services to the community. The Applicant also intends to promote the larger institutions and businesses ability to address local concerns while also assist all in their development efforts.

To date, the Applicant has demonstrated its local commitment by being 100% representative of the community in its composition and activities. All activities are governed by a community board comprised of 25 resident members who are democratically elected and are mandated, by the Board, to represent all neighborhood groups. Membership is currently estimated to be approximately 800 residents.

The Applicant has demonstrated its proficiency in community outreach activities, adeptness in communicating with institutions, and its expertise in mobilizing needed resources. First, the Applicant has worked diligently to identify the community's needs, initially, by hiring a consultant, DAC International, to assist the residents in the formulation of a redevelopment plan for the Dudley Neighborhood which reflected the needs and aspirations of the

predominantly low and moderate income populace. After a nine month planning process in which more than 200 community residents participated, a plan for the re-birth of Dudley was unanimously ratified by the community, supported by the Mayor's Office and became a catalyst for the planning effort undertaken with the Authority and the City. In order to maintain this productive system of communication, the Applicant designated a Land Control Action Committee, comprised of 15-20 residents, to conduct all public outreach activities and plan strategies for the continued participation of community residents.

Second, in the past three months, the Applicant has held a series of neighborhood meetings to inform the residents of plans to submit an application for the establishment of a 121A Corporation. All meetings were advertised with fliers that were hand delivered to every household in the triangle to notify residents of the public meetings. A rally was also held on October 10, 1988 with over 200 residents in attendance and many others submitted their written support (See Exhibit H).

In the future, the Corporation will insure the community's and local businesses participation in the disposition and developer selection process. Once construction begins, it will make sure that the funding is sufficient and work is proceeding according to the stated goals of all parties involved. Once the units are occupied, the Corporation will make sure that the residents are satisfied and additional needs are met whether that be for recreational space, open space or even maintenance.

I. Duration Of Period Of Tax Exemption.

Shall be the statutory period of forty (40) years. Section 10 of MGL Chapter 121A was amended in 1975 to require that "... a project or portion thereof of housing subsidized by the Federal or State government under any program to assist the construction of low or moderate income housing... shall receive with respect to such projects or portions thereof an initial fifteen year period of tax exemption as provided by Section 10 and shall receive an additional period of tax exemption equal to twenty-five years." This is an additional mechanism in the MGL statutes that will insure the affordability of housing for that time period.

IV. SUMMARY & DECISION

A. SUMMARY.

It is well understood that approving the 121A application of Dudley Neighbors, Inc. would signal a new direction in neighborhood development in the City of Boston. The powers, duties and responsibilities granted a 121A corporation under Massachusetts General Laws are significant and the decision to grant them must be taken with full consideration of the possible consequences. A careful evaluation of the application submitted by Dudley Neighbors, Inc., the public hearing transcript, and the evaluation of the conditions in this part of Roxbury form the basis for concluding that approval of the 121A application is consistent with the requirements of the General Laws and is sound public policy. In reaching this decision, considerable weight was given to the following factors:

1. The Dudley Triangle area is one of the most blighted neighborhoods in Boston: conditions there meet the statutory requirements.

More than 1.3 million square feet of land remains vacant, almost one-half of the total area of this neighborhood. Of the privately-owned vacant land, more than one-half is owned by absentee owners. Over one-half of the privately-owned vacant property is currently either in tax title or under petition. The size of the parcels is below the minimum required under the zoning law. Because of the vacant land, the tax title problem, absentee owners and the undeveloped public land, the current residents of the neighborhood are

subjected to the worst housing conditions in Boston and unless a realistic development plan is implemented, we have every reason to believe the quality of life for the families living in this area will steadily worsen. No other means exists in law to facilitate the development of a housing program in this blighted area and the plan proposed in the application fulfills, in our judgment, the purposes of the statute.

2. The Dudley Neighbors, Inc. plan limits eminent domain takings to vacant land.

It is well understood that the approval of a 121A application carries with it the right to use the power of eminent domain, which is one of the most significant responsibilities granted to local government under the Constitution and laws of the United States and the Commonwealth. Too often eminent domain was used in ways that proved to be detrimental to the neighborhoods of Boston. The plan in question is limited in its focus to a 60-acre area in Roxbury and the application of eminent domain power is further limited to assembling land that is vacant and blighted for the purpose of building affordable housing. It is our judgment that the inability to assemble the land is a barrier to rebuilding a family neighborhood in the Dudley Triangle area. The limitation of the eminent domain power to the vacant land must be enforced through regulatory agreement to guaranty that this significant power

is not misused.

3. The 121A application requires approval of the City of Boston before eminent domain is used.

The application requires the creation of a joint Disposition Committee with four members appointed by the City of Boston and four by the applicant. This Disposition Committee will develop the plan to assemble approximately thirty acres of land now owned by the City and private parties. This land will be divided into approximately ten development parcels. The disposition plan will require extensive community participation in all aspects of the project from planning to implementation. If the plan is not carried out and the land is not developed, the City of Boston, acting through the Public Facilities Commission, will exercise its rights of possession as first mortgagee. The requirements of direct oversight by the Public Facilities Commission of each eminent domain taking will be incorporated in the 121A regulatory agreements and a memorandum of understanding will be executed between the Public Facilities Commission and Dudley Neighbors, Inc. In our judgment, this provision will safeguard against the possible misuse of the eminent domain authority.

4. The Dudley Neighbors, Inc. plan and the 121A process satisfactorily addresses due process concerns.

It is a fundamental principle of American law established in the Fifth and Fourteenth Amendments that neither the federal

government nor the state government or its agents can take property from private parties without the due process of law. The 121A application of Dudley Neighbors, Inc. would allow the applicant, through a development corporation, to institute proceedings for the taking of property by eminent domain under Chapter 80A of the Massachusetts General Laws. Chapter 80A establishes specific measures to protect the interests of property owners, including a hearing, the appointment of disinterested commissioners to determine value, and a subsequent determination of a value by a jury if the owner is not satisfied. The property owner whose property is taken under Chapter 80A has the ability to petition the Superior Court for a hearing to challenge both the amount of the damage award and the validity of the eminent domain proceedings. This safeguard, along with the public planning process required of the 121A corporation, in our judgment, guarantees that the due process of law will be available to all the owners of vacant land in the Dudley Triangle area.

5. The Dudley Neighbors, Inc. plan establishes standards of accountability for their actions.

Recognizing that the approval of the Dudley Neighbors, Inc. application establishes a precedent for the Boston Redevelopment Authority and the City administration, standards of accountability are critical to the Authority's decision.

The instant application provides the following safeguards:

A) The Project Area Is Unusually Blighted. The project area has an unusually high concentration of vacant land. Out of 64 acres, 30 acres are vacant parcels, which because of small size , cannot be productively developed and consequently are a target for illegal dumping. Thus, these sites pose a threat to the community's health and sound growth.

B) The Plan Limits Takings To Vacant Land. Only private vacant land within the specific Project Area will be subject to a ch. 80A eminent domain process.

C) Implementation Of The Plan Requires City Approval. All decisions made concerning the disposition of property acquired by the Applicant and combined with land owned by the City in the 121A Project Area will be made through a joint disposition committee of which 4 members are appointed by the City and 4 by the Applicant.

D) The Project Will Be Expeditiously Executed. The plan is scheduled for full completion in 5 years. The unique composition of the joint disposition committee will accelerate implementation of the program.

E) The Plan Requires Accountability To The City And The Authority. The Applicant's plan requires full accountability of the Project to both the Authority and the City. First, the plan requires annual reports to the Authority and the Public Facilities Commission. Second, a joint PFD/DSNI committee reviews each disposition in the development program. Given the

composition of both the Applicant's board and the joint disposition committee, the Project will receive continuous monitoring and approval by these governing agencies. Third, a complete regulatory agreement will be entered into with the Authority. Finally, the eminent domain power will be exercised pursuant to MGL ch. 80A, as discussed below.

F) The Plan Provides Full Legal Due Process Under Ch. 80A. The applicant will begin the process of taking vacant private land in the Project Area in compliance with ch. 80A, which provides the landowner with full due process protection. The Applicant will begin the process by petitioning the Superior Court on all tax-delinquent parcels and on those for which the owners cannot be located. Fair procedures and just compensation will be guaranteed under this procedure.

G) The Statute Empowers The Authority To Authorize Eminent Domain Under Ch. 80A. Paragraph 2 of section 11 of ch. 121A authorizes the Authority to allow the exercise of eminent domain under the guidelines set out by ch. 80A.

B. DECISION.

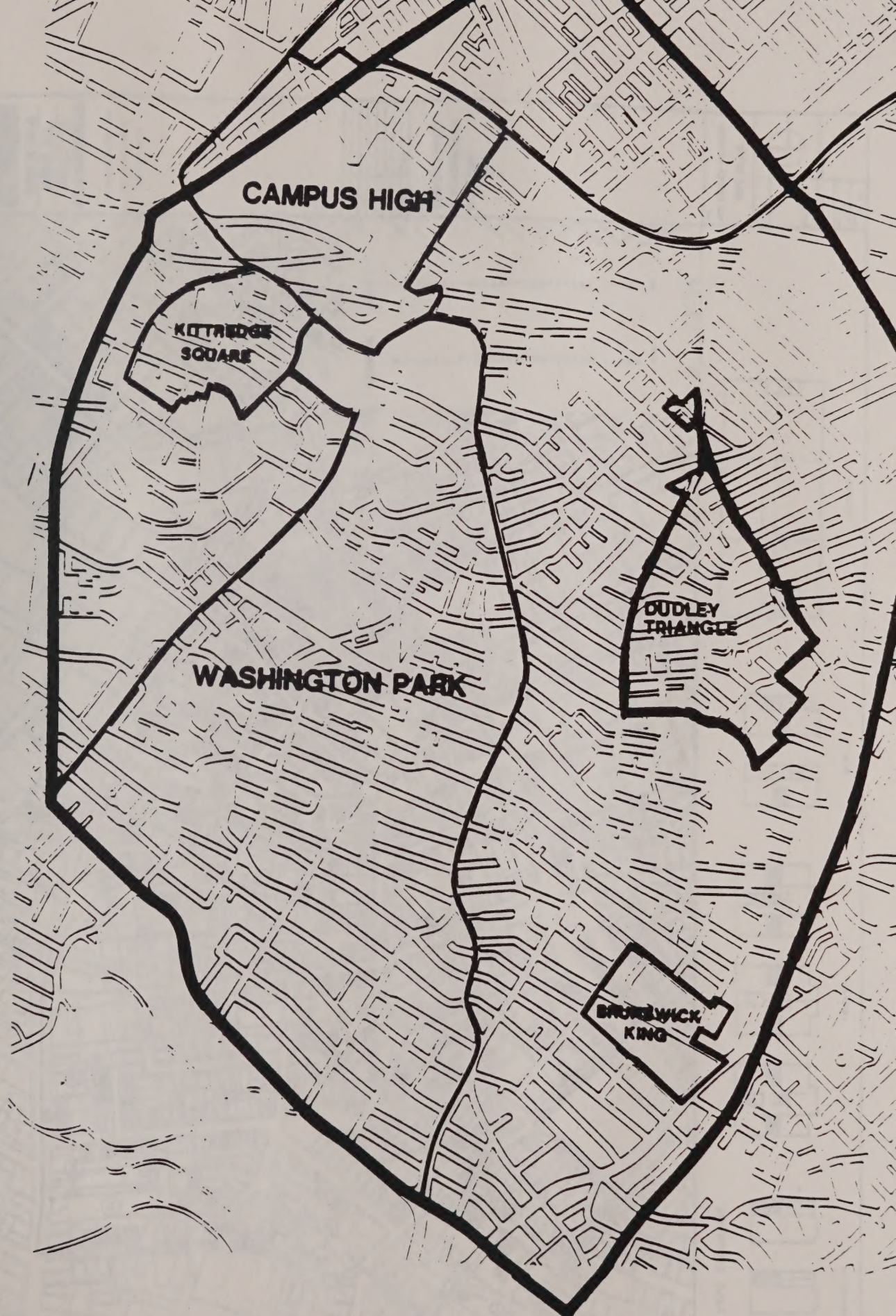
For the reasons set forth in this report and in light of the considerations stated above, the Boston Redevelopment Authority hereby approves the application of Dudley Neighbors, Inc. and the proposed Dudley Triangle project pursuant to Chapter 121A of the Massachusetts General Laws. Consistent with these findings, considerations and provisions set forth, the Boston Redevelopment

Authority hereby consents to the formulation of a corporation to be known as "Dudley Neighbors, Inc." for the purpose of carrying out the project described in the application in conformity with this report and decision.

Stephen Coyle

A faint, light-colored map of the Dudley Triangle area is visible in the background. It shows a network of streets, including Washington Avenue running diagonally from the top left to the bottom right. Other street names like "CAMPUS" and "ST. JAMES" are partially legible. The map outlines the triangular area of interest and shows surrounding urban blocks.

EXHIBIT A
MAP OF DUDLEY TRIANGLE
&
SITE PLAN



A black and white map of a city neighborhood, likely Washington Park, showing a grid of streets. Several areas are outlined with thick black lines and labeled in bold, uppercase letters. The labels are: 'CAMPUS HIGH' at the top, 'KITTRIDGE SQUARE' on the left, 'WASHINGTON PARK' in the center, 'DUDLEY TRIANGLE' on the right, and 'BRIDGEWICK KING' at the bottom right. The map shows a dense network of streets, with some areas being more open than others.

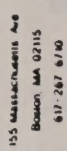
CAMPUS HIGH

**KITTRIDGE
SQUARE**

WASHINGTON PARK

**DUDLEY
TRIANGLE**

**BRIDGEWICK
KING**

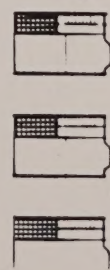


**DUDLEY STREET
NEIGHBORHOOD
INITIATIVE**

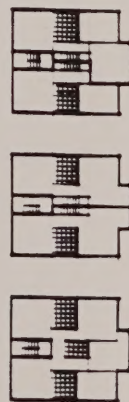
SITE PLAN



BUILDING TYPE DIAGRAMS



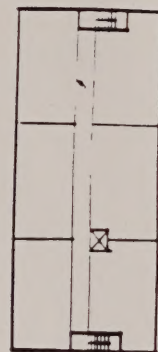
TOWNHOUSE



TRIPLE X



DOUBLE X



MIDRAISE

Dudley Triangle Variance Analysis

The BRA, Zoning Department serves as staff for the Zoning Board of Appeals (ZBOA) and tracks requests for variances and conditional uses through a computerized data base. This data base contains 4832 cases brought before the ZBOA between 1985 and 1987. The City contains 129,248 parcels and with 4832 variance cases citywide this translates into 37.4 variances per 1000 parcels. The Roxbury Planning District is responsible for 2.4 percent of the City's variance activity with 116 cases but has 6.8 percent of the City's parcels with 8,821. Roxbury variance activity is one-third of the City's with only 13.2 variances per 1000 parcels. The Dudley Triangle Area has only been accountable for three of the variance cases or 2.6 percent of the Roxbury variance activity while containing 10.7 percent of the Roxbury parcels or an estimated 920. Variance activity in the Dudley Triangle is 3.3 per 1000 parcels which is one-fourth of the Roxbury ratio and an order of magnitude lower than the City ratio.

This comparative analysis was done at the ward level because it was at this level that the number of parcels is available from the assessing department.

There were a total of 108 variance case in Charlestown (ward 2) and 54 cases in ward 10 which is a major part of the Jamaica Plain planning district which were brought before the Zoning Board of Appeals between 1985 and 1987. Since, there are 4,012

parcels in ward 2 and 2,648 parcels in ward 10 the resulting variance to parcel ratio for ward 2 is 26.9 variances per 1000 parcels and 20.4 per 1000 parcels for ward 10. The City had 37.4 variances per 1000 parcels and Roxbury had 13.2 variances per 1000 parcels. This analysis suggests that while wards 2 and 10 have less variance activity than the City they do exceed Roxbury by twice as much in the case of ward 2 and by one and a half times in the case of ward 10.

The disposition of those variance cases are as follows: Roxbury has had 88 approved (76%), 24 denied (21%), one case deferred, one case withdrawn, and in two cases the decision is unknown; the Dudley Triangle Area with its three cases had two cases approved and one case deferred.

The disposition of the variance cases are as follows: ward 2 had an approval rate of 85 percent while the ward 10 rate was only 70 percent. Roxbury was in between with an approval rate of 76 percent.

The purpose of the variance cases in Roxbury were 53 of the cases or 46 percent involved a change in occupancy, 23 cases (20%) were to erect a structure, 18 cases (16%) were legalization of an existing use, 10 cases (9%) were to construct an addition to a structure, and 12 cases or 10 percent were for miscellaneous purposes. The Dudley Triangle had 2 cases involving a change of occupancy, 1 case to legalize an existing use, and 1 case to change a parking requirement.

The major reason for applying for the variance was change of

occupancy for ward 2 in 41 percent of the cases, ward 10 (56%) and Roxbury (46%). Variances to legalize an existing condition were the second greatest reason for a variance in ward 2 with this accounting for 28 percent of the cases, in Roxbury it was the purpose of 16 percent and on 7 percent in ward 10. In Roxbury and ward 10 the second major reason was to erect a structure in 20 percent of the cases in ward 2 this was a factor in only 2 percent of the cases. The third most popular reason for requesting a variance for all three areas is to put an addition on an existing structure which was the purpose in 25 percent of ward 2 cases, 15 percent of ward 10 cases and 9 percent of Roxbury cases.

The existing zoning for the cases which sought zoning relief for Roxbury are 78 properties zoned for residential purposes (67%), 22 case were zoned for business uses (19%), 10 properties were zoned for industrial uses (9%), and 6 cases had multiple zoning (5%). The existing zoning for the properties in the Dudley Triangle that sought zoning relief are 2 properties zoned for business uses (67%) and one case zoned for residential use (33%).

The existing zoning for the variance changes was residential for 87 percent of ward 10 cases, 78 percent of ward 2 cases and 67 percent of Roxbury cases. Business uses were the existing zoning for 19 percent of the Roxbury cases, 18 percent of ward 2 and 13 percent of ward 10.

In Roxbury there were a total of 239 zoning code violations

reported for the 116 cases. The most common violation is zoning code section 14-2 lot size per dwelling unit with a total of 50 cases. Next, with 29 cases each are both section 15-1 floor area ratio violations and section 17-1 minimum usable open space violations. There are 27 cases violating section 23-1 off-street parking for residential uses. Section 20-1 of the zoning code, rear yard requirements, was cited in 20 cases.

In the Dudley Triangle there was only 1 zoning code violation, which was for section 14-2 lot area per dwelling unit.

In ward 2 there were 274 zoning code violation for the 108 cases which is a ratio of 254 violation per 100 cases. For ward 10 there were 161 violations for 54 cases or a rate of 298 per 100 cases. Roxbury's 239 violation for 116 cases yields a ratio of 206 per 100, which is well below ward 2 by 68 violations per 100 and ward 10 by 48 per 100. The types of violations are similar in all the areas with floor to area violation, open space violation and lot size per unit in the top three for ward 2, ward 10 and Roxbury.

City of Boston and Dudley Triangle Wards Building Permit Activity

The City of Boston, Inspectional Services Department (ISD) is responsible for issuing building permits. The department has a computerized data base which is capable of providing summaries and list for the City and for each of the 22 wards. The ISD received 10,141 permit application to erect (type 1), to alter/repair/change occupancy (type 2), and to amend plans (type 3) over the January 1, 1987 to October 27, 1988 period. There are a total of 129,248 parcels in Boston which means that there were 78.5 applications for every 1000 parcels, this is the permit to parcel ratio (ppr). There were 1,365 type 1 permits applied for with a ppr of 10.6 per 1000 parcels. The type 2 permits summed to 7,797 applications with a ppr of 60.3 per 1000 parcels. The type 3 applications totalled 979 which results in a ppr of 7.6 per 1000 parcels.

In wards 8 and 13 which are the wards that contain the Dudley Triangle a total of 518 permits of all three types were applied for which for the 6,258 parcels found in the two wards yields a permit to parcel ratio of 82.8 per 1000 parcels. This is better than the City average. The type 1 permits applied for in wards 8 and 13 summed to 81 which is a ppr of 12.9 per 1000 parcels, also above the city average. There are a total of 402 type 2 permits for wards 8 and 13 which translates into a ppr of 64.2 per 1000 parcels, which is again slightly higher than the City average. The permits to amend or type 3 permits totalled 35 for wards 8 and 13 which results in a ppr of 6.6 which is lower

than the City.

The following is a comparison of the above data with two other sections of the city, the Charlestown planning district which is also ward 2 and ward 10 which is a major part of the Jamaica Plain planning district. During the Jan. 1, 1987 to Oct. 27, 1988 period, there were 444 building permits applied for in Charlestown (Ward 2) which has a total of 4,012 parcels. The resulting permits applied to parcel ratio is 111 per 1000 parcels. This is above the City ratio by a 141 percent and above the Dudley Triangle Wards 8 and 13 by 134 percent.

For Ward 10, there were 216 permit applications for over the same period and a total of 2,648 parcels. The permits applied to parcel ratio is 82 per 1000 parcels. This is nearly identical to the number of permit applications in the Wards 8 and 13 combined and is slightly above the City ratio by 4 permits per 1000 parcels.

The ISD printout also provided the amount of fees generated by the permit applications. The application fee is based on between 7 percent and 10 percent of total construction cost, in the following analysis the mid-point of 8.5 percent will be used to estimate the average value of construction projects.

The City of Boston, Inspectional Services Department collected a total of \$13,346,408 for 10,141 applications which results in an average fee per application of \$1316 which at 8.5 percent of the construction cost translates into an average value per project of \$15,483.

For wards 8 and 13 which contain the Dudley Triangle the total fees generated by the 518 applications were \$322,530 resulting in an average fee of \$623 and an average value of \$7,325 per project. This is less than half of the city average.

In ward 2 there were \$693,602 in fees collected by ISD from 444 applications which translates into an average fee of \$1,562 and an average value of \$18,378 per project. This average is 18.7 percent greater than the Boston average and two and one-half times the average for wards 8 and 13.

There was a total of \$204,695 in fees collected from ward 10 which for the 216 applications yields an average fee of \$948 and an average value of \$11,149 per project. This value is 72 percent of the City average but exceeds the Dudley Triangle Wards by one and one-half times.

Next the ISD data on permits issued will be examined for the City of Boston, for wards 8 and 13 combined, and for wards 2 and 10 respectively. The ISD issued a total of 12,123 for the City from Jan. 1, 1987 through Oct. 27, 1988, which translates into a permit issued to parcel ratio of 93.8 per 1000 parcels. The type 1 permits issued totalled 1,224 for a permit to parcel ratio of 9.5 per 1000 parcels. There were 9,658 type 2 permits issued which yields a ppr of 74.7 per 1000 parcels. The type 3 permits issued summed to 1,241 resulting in a ppr of 9.6 per 1000 parcels.

For wards 8 and 13 the total permit issued over the same period is 259 which yields a ppr of 41.4 per 1000 parcels. This

is less than half the City's average. The type 1 permits issued for wards 8 and 13 summed to 25 which translates into only 4 permits to erect a structure issued for every 1000 parcels. This is only 42 percent of the City average. There were 217 type 2 permits issued with a ppr of 34.7 per 1000 parcels which is 46 percent of the City average. The type 3 permits issued for wards 8 and 13 summed to 17 which is a ppr of 2.7 per 1000 parcels and only 28 percent of the City average.

The number of permits issued in ward 2 from Jan. 1, 1987 to Oct. 27, 1988 is 304 which results in a permit issued to parcel ratio of 76 per 1000 parcels. This ratio is 81 percent of the City ratio but is still nearly double the ratio for Wards 8 and 13 combined.

In ward 10 there were 133 permits issued which translates into a permit issued to parcel ratio of 50 per 1000 parcels. This is roughly half the city ratio and only 8 permits issued per 1000 parcels better than Wards 8 and 13 which contain the Dudley Triangle.

EXHIBIT C

MASSACHUSETTS GENERAL LAWS

CHAPTER 80 A SECTION 5

have been recorded as provided in section three. The proceeding thus instituted shall be in rem against the land to be taken, damaged or assessed, but every person appearing of record to have an interest in any of said land at the time of the adoption of the order shall be made a party respondent. The court shall issue an order of notice to all of said respondents, returnable at any return day which occurs thirty days or more after the filing of the petition, which shall be served upon all respondents who are residents of the commonwealth or can be found therein in the manner prescribed for serving a writ of summons in civil actions, and upon all other parties by posting a copy thereof on each parcel of land to be taken, damaged or assessed and by sending a copy thereof by registered mail to each of said parties whose address is known, at least twenty days before said return day. Persons not in being, unascertained or unknown who may have an interest in any of such land shall be made parties respondent by such description as seems appropriate, and service may be made on such persons by publication, in such manner as the court may order. (1929, 380, § 1.)

Federal Aspects—

Condemnation of real property, Rule 71A of Federal Rules of Civil Procedure, USCS Court Rules.

Total Client-Service Library® References—

27 Am Jur 2d, Eminent Domain § 380 (jurisdiction and procedure in state courts).

CASE NOTES

Institution of proceedings.—Under the recording of the order of intention. instant section, a petition instituting a Swampscott v Remis, 350 Mass 523, 215 Superior Court within 10 days of the NE2d 777.

§ 5. Answer to Petition.

Any of said respondents, and any other person claiming an interest in any of the land to be taken, damaged or assessed by or on account of said improvement, may appear and file an answer within thirty days after the return day of the petition. In such answer he may (1) deny the right of the petitioner to make the improvement, or to take or damage his land, (2) deny the right of the petitioner to levy an assessment upon his land, (3) impugn the validity or regularity of the proceedings for establishing the improvement, taking property by eminent domain or assessing betterments therefor so far as any absence of such validity or regularity may affect the legality of the taking or damaging of his land, or of the assessment of betterments

thereon, in which case he shall specify the invalidity or irregularity relied on, (4) deny the sufficiency of the compensation or damages allotted to him in the estimate of the board, in which case he shall state the amount of compensation or damages claimed by him, (5) deny that his property will receive benefit or advantage, other than the general advantage to the community, from the establishment of the improvement, in the amount stated in the estimate, in which case he shall state the value of such benefit or advantage, if any, which he admits his property will receive. (1929, 380, § 1.)

Total Client-Service Library® References—

27 Am Jur 2d, Eminent Domain § 380 (jurisdiction and procedure in state courts).

CASE NOTES

Answer impugning validity of proceedings.—Under the instant section, an answer impugning the validity or regularity of the proceedings may be filed. Swampscott v Remis, 350 Mass 523, 215 NE2d 777.

§ 6. Default; Guardian Ad Litem, Appointment, etc.

The court shall, on motion of the petitioner, enter a default against all persons served with process or who otherwise appear to have seasonably received personal notice of the petition and who have not appeared and answered within the time prescribed. The court shall appoint one or more disinterested persons to act as guardian or guardians ad litem for minors, for persons under disability, and for all persons not in being, unascertained, unknown or out of the commonwealth, who have been named or described as parties respondent and for whom no duly authorized person has appeared and answered, and such guardian or guardians ad litem shall be allowed thirty days from his or their appointment to appear and answer on behalf of the persons whom he or they represent. (1929, 380, § 1.)

§ 7. Hearing by Court; Order.

If any person in his answer denies the right of the petitioner to make the improvement or to take or damage his property, or to levy an assessment thereon, or impugns the validity or regularity of the proceedings, the court shall forthwith hear and determine the issue thus raised, and may order the petition dismissed or may enter an order establishing the right of the petitioner to take the real estate, or interest therein, described in the order for the purpose therein stated and to assess betterments as therein set forth, or may enter such other order as law and justice may require. If the court does not

BOARD OF DIRECTORS 1987 - 1989

WILMINGTON DIRECTORS:

Anna Crawford

Marie Fadden

Alice Jones

Julia Harrison

Linda Jernigan

Gella Jones, M.D.

EXHIBIT D Lopez-Jaffar

The Hudson, President

DUDLEY NEIGHBORS, INCORPORATED

BOARD OF DIRECTORS

1987 - 1989

COMMUNITY ADVISORY

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Cape Verdean Community House (Marlene Gregory)

Sanborn House (Marilyn Lewis)

Brookland Park Tenants Task Force (Linda Jones)

P.A.T.T. House (Marilyn O'Leary)

Long Park Community Development Corporation (Dr. William Allen)

Wesley Community Development Corporation (Allyson Nelson, Vice President)

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Ideal Sub Shop (Lopez Jaffar)

RELIGIOUS ORGANIZATIONS

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Twelfth Baptist Church (Rev. Campbell)

BOARD OF DIRECTORS 1987 - 1989

NEIGHBORHOOD RESIDENTS:

Anna Brassard	Cynthia Lopes-Jefferson
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Julio Henriquez	Lessie Spann
Linda Jackson	Crisolita Pontes
Della Jones, <u>Clerk</u>	Peter Halfkenny

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Nuestra Comunidad Development Corporation (Melvyn Colon), Vice President
Dorchester Bay Economic Development Corporation (Robert Haas)
Roxbury Multi-Service Center (Paul Yelder/Shirley Carrington), Treasurer

SMALL BUSINESSES:

Davey's Market (Jorge Fidalgo)
Ideal Sub Shop (Augusto Teixeira)

RELIGIOUS ORGANIZATIONS:

St. Patrick's Church (Father Walter Waldron)
Twelfth Baptist Church (Tom Campbell)

EXHIBIT E

November 4, 1938

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE APPLICANT & THE CITY

One Raymond, Franklin
 Building, Corner Main Street
 and Second Street
 Astoria, OR 97103

Dear Mr. Raymond:

The Public Utilities Department (PUD) is committed to facilitating the innovative effort to build over the water of mixed-use housing in the Millway Street area. Several other private owners have a vested interest in this effort.

PUD is obligated to provide a public use for acquisition of private land although a 100% return of capital is required. Also, any acquisition undertaken on the land proposed along the Millway Street area must comply with the community development block grant regulations, as long as the land remains unimproved.

PUD will also be able to use its expertise for the purpose of the development parcels in the area. In addition, in order to support the development of affordable housing, we will support your efforts to obtain financing for the project.

We look forward to working with you on this important endeavor, which is certain to be a boon for the rest of the nation.

Sincerely,

Ellen G. Chapman
 Director

Ellen G. Chapman

cc: Andre D'Amato, WCA

11322

RAYMOND L. FLYNN, MAYOR



PUBLIC-FACILITIES DEPARTMENT

November 4, 1988

Che Madyun, President
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

Dear Ms. Madyun:

The Public Facilities Department (PFD) is committed to assisting the innovative effort to build over 500 units of mixed-income housing in the Dudley Street area. Control over private vacant land is a critical factor in this effort.

PFD is delighted to provide a Build loan for acquisition of private land although a 100% letter of credit is required. Also, any activities undertaken on the land purchased using the Build loan must comply with the Community Development Block Grant regulations, as long as the loan remains outstanding.

PFD will also do what it can to expedite foreclosure of tax delinquent parcels in the area. In addition, in order to support the development of affordable housing, we will support your efforts to obtain abatements on taxes owed.

We look forward to working with you on this important endeavor, which is certain to be a model for the rest of the nation.

Sincerely,

Lisa G. Chapnick
Director

cc: Andrea D'Amato, BRA

1192f

REVISED DRAFT
11.4.88

MEMORANDUM OF UNDERSTANDING
BETWEEN
DUDLEY NEIGHBORS, INCORPORATED
AND
DUDLEY STREET NEIGHBORHOOD INITIATIVE, INCORPORATED
AND
THE CITY OF BOSTON PUBLIC FACILITIES DEPARTMENT

WHEREAS, the City of Boston, acting by and through its Public Facilities Department, established pursuant to St. 1966, c. 642, hereinafter (PFD) with offices at 26 Court Street, Boston, MA 02108 has agreed to work with the community, through the Dudley Street Neighborhood Initiative (hereinafter DSNI), to develop a revitalization strategy which combines City-owned land with privately-held land in order to create development parcels within the area commonly known as "the Dudley Triangle"; and

WHEREAS, DSNI established the Dudley Neighbors, Incorporated (hereinafter DNI), a Massachusetts charitable corporation with offices at 385 Dudley Street, Roxbury, MA 02119, which has applied to the Boston Redevelopment Authority for authorization to establish a corporation under the provisions of Chapter 121A of the Massachusetts General Laws to carry out the aforementioned revitalization; and

WHEREAS, the vacant land to be included in the revitalization effort is made up of approximately fifteen (15) acres of privately-held land and fifteen (15) acres of City-owned land, all within the Dudley Triangle area; and

WHEREAS, the current patchwork ownership status of the lots within the project area, with private parcels interspersed among City-owned parcels, will be replaced by a lesser number of larger and more regularly shaped parcels under joint control of both parties to this Agreement; and

WHEREAS, both Parties desire to establish a developer designation process and a property disposition process which will include an expedited schedule for development and have committed joint resources to the success of the Project; and

WHEREAS, DNI/DSNI proposes to work with the City of Boston, through its PFD to identify development parcels consisting of vacant public land and acquired or optioned vacant private land and to proceed to jointly designate developers for the parcels;

NOW THEREFORE, the Parties mutually agree as follows:

1. There will be a three year time limitation on the initiation of any eminent domain takings for the Project commencing with the approval of the Chapter 121A application currently pending with the Boston Redevelopment Authority.
2. The PFD will use BUILD funds for acquisition in accordance with the accompanying letter.
3. Land which is acquired through the Chapter 121A process to be combined with City-owned land must be advertised for development within two years from the date title transfers to Dudley Neighbors , Inc. If such action is not taken, the City will either: A) exercise its right of possession as mortgagee, if funds provided by the City are used for land acquisition or, B) have a first option to purchase the property at the acquisition cost plus actual interest paid.
4. If the City acquires the property through either method A or B as described in #4 above, the development of the property will be consistent with the statutory requirements of Massachusetts General Laws Chapter 121A and the Property Disposition Guidelines for Roxbury currently under discussion with the Roxbury Neighborhood Council.
5. Decisions concerning the disposition of property owned by DNI and the City in the Chapter 121A project area will be made through a joint committee comprised of 4 DNI designated members, four (4) City members and one (1) non-voting member from the Roxbury Neighborhood Council. These decisions will include but may not be limited to: identification of sites for disposition, agreement on Requests For Proposals (RFP's) and selection of developers.

6. Agreement by the Joint Committee to proceed will require a two-thirds (2/3) vote by the members present, provided that at all times there must be an equal number of DNI and City members for voting purposes.
7. There will be a facilitator assigned to the Committee.
8. All disposition decisions on sites owned by DNI will be presented to the Roxbury Neighborhood Council for review and approval. Developer selection regarding lots owned by the City must be reviewed and approved by the Public Facilities Commission.
9. Disposition and development of land in the Chapter 121A Project Area will adhere to the following overall affordability guidelines: 40% low income, 30% moderate income and 30% market. Both DNI/DSNI and the City will use their best efforts to identify and obtain the financial resources needed to meet these guidelines. This guideline can be altered only by a two-thirds (2/3) vote of the Joint Committee. If DNI/DSNI is unable to provide resources to help achieve the aforementioned affordability threshold of 70% low and moderate income, then the minimum affordability shall be the greater of, a) the affordability levels in the Disposition Guidelines for Roxbury then in effect or b) 50% low and moderate income.
10. DNI and the City of Boston will produce clear and marketable title and provide title insurance, or its equivalent, for all lots to be included in the Agreement.
11. The Joint Committee will be held to the following disposition schedule for City-owned land. If the schedule is not met, DNI/DSNI understands that PFD will move to dispose of the "747" lots in the DSNI Area on its own, consistent with the Disposition Guidelines for Roxbury then in effect, beginning with parcels outside the Chapter 121A Project Area. In no event will PFD designate City-owned lots in the Chapter 121A Project Area for disposition prior to December 1990 unless there is agreement from the Joint Committee.

Disposition Schedule - "747" Lots
in the Chapter 121A Project Area

<u>Action</u>	<u>Date</u>	<u>Number of Lots</u>
Initial Site Identified	12/88	25 parcels
Initial Site Designated	3/89	25 parcels
Advertisement	10/89	25 parcels
Designation	12/89	25 parcels
Advertisement	12/89	50 parcels
Designation	3/90	50 parcels
Advertisement	8/90	100 parcels
Designation	12/90	100 parcels

TOTAL DESIGNATED BY DECEMBER, 1990: 200 CITY-OWNED LOTS 121A AREA.

This Agreement is intended to be effective upon signing and will remain in effect until terminated or modified by written agreement of the Parties.

THE CITY OF BOSTON ACTING BY AND THROUGH
ITS PUBLIC FACILITIES DEPARTMENT

BY: _____
Lisa G. Chapnick, Director

DATE: _____

DUDLEY NEIGHBORS, INCORPORATED

BY: _____
Che Madyun, President

DATE: _____

DUDLEY STREET NEIGHBORHOOD INITIATIVE,
INCORPORATED

BY: _____

Che Madyun, President

DATE: _____

THE AUTHORITY'S ESTIMATE
ESTIMATES OF MARKET VALUE FOR
FOR THE BUREAU OF CONSUMERS

Data sorted and analyzed by area:

LOCATION		PRICE	DATE	AREA	sq	PSF
42 Howard	Dorchester	2,750	10/17/88	2,100		2.14
58 Harwood Street	Dorchester	30,000	3/10/88	2,610		4.98
2 Highfield Street	Dorchester	11,250	10/17/88	2,870		3.14
308 Talbot Ave.	Dorchester	13,333	10/14/88	2,771		3.54
11 Browning Av	Dorchester		8/27	2,200	2.4	2.30
40 Harwood Street	Dorchester	10,000	3/7/88	2,011		4.95
284 Blue Hill Ave	Roxbury	10,000	9/30/88	2,020		2.99
18 Edson Street	Dorchester	15,300	2/11/88	2,320	2.8	3.02
35 Fenton Street	Dorchester	10,000	2/14/88	4,000		2.50
80 Nightingale St	Dorchester	10,000	9/23/87	4,447	2.1	2.25
94 Whitfield Street	Dorchester	21,000		2,500		4.87
27 Browning	Dorchester	27,500	10/4/88	4,500		5.90
18 Wilderth	Dorchester	13,333	10/14/88	2,911		3.89
35 Olmson St					2.8	2.15
26 American Legion				2,897		3.07
9 Hill Street					2.3	4.28
114 Hamilton Street	Dorchester	18,000	8/13/87	6,500	2.8	3.37
77 Wayland Street	Dorchester	20,000	2/22/88	2,811		3.44
		AVERAGE:		4,300		35.21
		MEDIAN:		4,320		

EXHIBIT F

THE AUTHORITY'S APPRAISED

ESTIMATES OF MARKET VALUE FOR 1987-88

FOR THE ROXBURY & DORCHESTER AREAS

Data sorted and analyzed by PSF:

LOCATION		PRICE	DATE	AREA	sq	PSF
42 Howard	Dorchester	2,750	10/17/88	2,100		2.14
80 Nightingale St	Dorchester	10,000	9/23/87	4,447	2.1	2.25
35 Olmson St	Dorchester	10,000	1/13/87	4,647	2.8	2.99
35 Fenton Street	Dorchester	10,000	2/14/88	4,000		2.50
284 Blue Hill Ave	Roxbury	10,000	9/30/88	2,020		2.99
11 Browning Av	Dorchester	10,000	8/27/87	2,200	2.4	2.30
18 Wilderth	Dorchester	13,333	10/14/88	2,911		3.89
26 American Legion	Dorchester	10,000	10/8/88	2,897		3.07
2 Highfield Street	Dorchester	11,250	10/17/88	2,870		3.14
114 Hamilton Street	Dorchester	18,000	8/13/87	6,500	2.8	3.37
77 Wayland Street	Dorchester	20,000	2/22/88	2,811		3.44
308 Talbot Ave.	Dorchester	13,333	10/14/88	2,771		3.54
18 Edson Street	Dorchester	15,300	2/11/88	2,320	2.8	3.02
9 Hill Street	Dorchester	22,000	2/10/88	2,100	2.3	4.28
94 Whitfield Street	Dorchester	21,000	1/14/88	4,200		4.87
40 Harwood Street	Dorchester	10,000	3/7/88	2,011		4.95
58 Harwood Street	Dorchester	30,000	3/10/88	2,610		4.98
27 Browning	Dorchester	27,500	10/4/88	4,500		5.90
		AVERAGE:		4,300		35.21
		MEDIAN:				35.21

Data sorted and analysed by area:

LOCATION		PRICE	DATE	AREA	ZG	PSF
42 Howard	Dorchester	6,750	10/17/88	3,160		2.14
38 Harwood Street	Dorchester	20,000	3/10/88	3,519		5.68
8 Richfield Street	Dorchester	11,250	10/17/88	3,578		3.14
308 Talbot Ave.	Dorchester	13,333	10/14/88	3,771		3.54
11 Browning Av	Dorchester	10,000	4/10/87	3,900	R.8	2.56
46 Harwood Street	Dorchester	19,000	3/7/88	3,911		4.86
284 Blue Hill Ave	Roxbury	10,000	9/30/88	3,926		2.55
18 Edson Street	Dorchester	15,500	2/11/88	3,956	R.8	3.92
36 Fenton Street	Dorchester	10,000	2/22/88	4,000		2.50
88 Nightingale St	Dorchester	10,000	9/23/87	4,447	H-1	2.25
94 Whitfield Street	Dorchester	21,000	3/14/88	4,500		4.67
27 Browning	Dorchester	27,500	10/4/88	4,600		5.98
18 Hildreth	Dorchester	13,333	10/14/88	4,614		2.89
35 Gleason St	Dorchester	10,900	1/30/87	4,647	R.8	2.35
24 American Legion	Dorchester	15,000	10/6/88	4,887		3.07
9 Rill Street	Dorchester	22,000	2/10/88	5,126	R.8	4.29
114 Hamilton Street	Dorchester	18,000	8/13/87	5,500	R.8	3.27
77 Wayland Street	Dorchester	20,000	2/22/88	5,811		3.44

AVERAGE: 4,325 \$3.51
 MEDIAN: 4,223

Data sorted and analysed by PSF:

LOCATION		PRICE	DATE	AREA	ZG	PSF
42 Howard	Dorchester	6,750	10/17/88	3,160		2.14
88 Nightingale St	Dorchester	10,000	9/23/87	4,447	H-1	2.25
35 Gleason St	Dorchester	10,900	1/30/87	4,647	R.8	2.35
36 Fenton Street	Dorchester	10,000	2/22/88	4,000		2.50
284 Blue Hill Ave	Roxbury	10,000	9/30/88	3,926		2.55
11 Browning Av	Dorchester	10,000	4/10/87	3,900	R.8	2.56
18 Hildreth	Dorchester	13,333	10/14/88	4,614		2.89
24 American Legion	Dorchester	15,000	10/6/88	4,887		3.07
8 Richfield Street	Dorchester	11,250	10/17/88	3,578		3.14
114 Hamilton Street	Dorchester	18,000	8/13/87	5,500	R.8	3.27
77 Wayland Street	Dorchester	20,000	2/22/88	5,811		3.44
308 Talbot Ave.	Dorchester	13,333	10/14/88	3,771		3.54
18 Edson Street	Dorchester	15,500	2/11/88	3,956	R.8	3.92
9 Rill Street	Dorchester	22,000	2/10/88	5,126	R.8	4.29
94 Whitfield Street	Dorchester	21,000	3/14/88	4,500		4.67
46 Harwood Street	Dorchester	19,000	3/7/88	3,911		4.86
38 Harwood Street	Dorchester	20,000	3/10/88	3,519		5.68
27 Browning	Dorchester	27,500	10/4/88	4,600		5.98

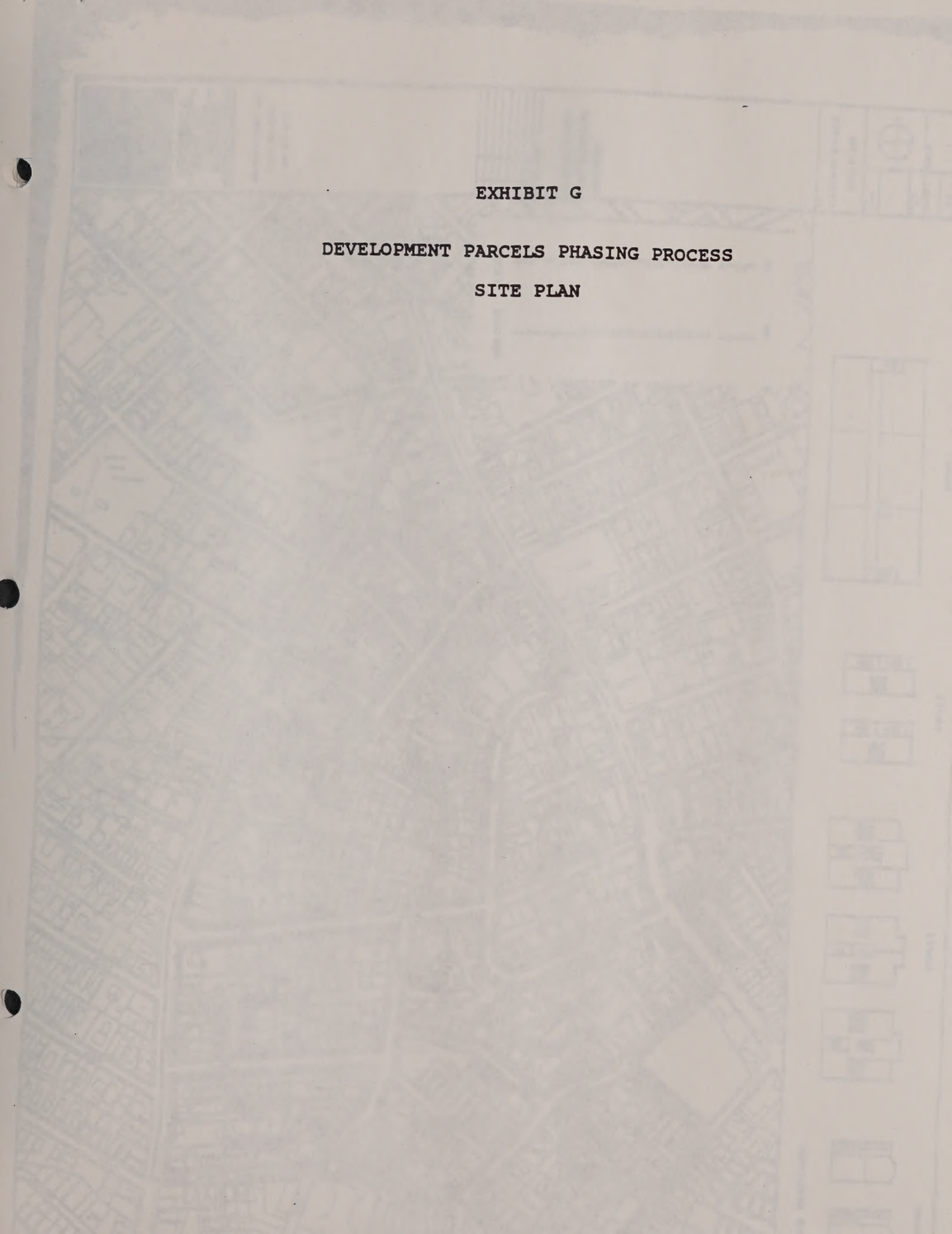
AVERAGE: 4,325 \$3.51
 MEDIAN: \$3.21

Dudley Triangle

EXHIBIT G

DEVELOPMENT PARCELS PHASING PROCESS

SITE PLAN

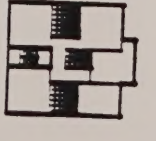
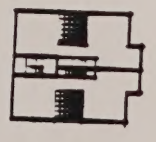
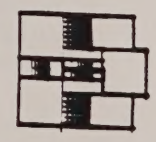
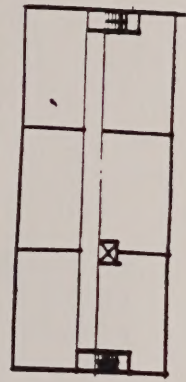


**ROSENTHAL &
WICKS, INC.
ARCHITECTS**

445 Massachusetts Ave.
Boston, MA 02116
617-267-6710

**DALEY STREET
NEIGHBORHOOD
INITIATIVE**

**THE DALEY TRIANGLE
SITE PLAN**



TYPE DIAGRAMS

DUPLEX

TRIPLEX

HOUSE

EXHIBIT H

LETTER OF SUPPORT

Mayor Raymond Flynn
Nuestra Comunidad Development Corporation
Christians for Urban Justice
Saint Patrick's Church
Rosaria Salerno, City Councilor
La Alianza Hispana
Casa Esperanza
Dudley Neighborhood Merchants Association
Dorchester Bay Economic Development Corporation
Uphams Corner Neighborhood Housing Services
Roxbury Multi-Service Center
Big Brothers of Greater Boston
Boston Housing Partnership
Dominic Bozzotto, Local 26 Hotel Workers
Local Initiative Support Corporation
Fenway Community Development Corporation
David Scondras, City Councilor
Lena Park Community Development Corporation
Ken Wade, Roxbury Neighborhood Council
Marvin Siflinger, Massachusetts Housing Finance Agency

&

LIST OF COMMUNITY SUPPORTERS



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

September 28, 1988

Che Madyun, President
Peter Medoff, Director
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA

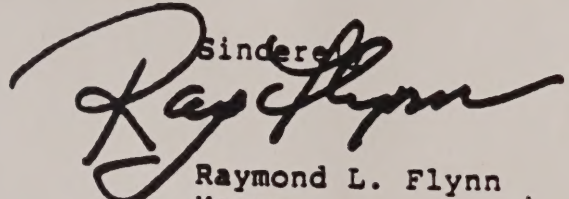
Dear Ms. Madyun and Mr. Medoff:

I am writing in support of a historic proposal--your request to the Boston Redevelopment Authority Board that the Dudley Street Neighborhood Initiative be granted 121-A powers. The authority vested in a 121-A corporation--to take and own land--represents an unprecedented opportunity in this city to control the destiny of your community. In fact I believe it is unparalleled anywhere in the country. I am pleased and excited to endorse this effort and to lend the support of my administration to its implementation.

It is clear that the key to successful redevelopment of the Dudley neighborhood is the control over private vacant property. As we are all aware, the Dudley area contains acres of vacant land locked in a patch-work pattern of public and private ownership that presents a barrier to development. My administration, through Project 747, is ready and eager to develop the City-owned land and over the past two years has worked closely with the Dudley Street Neighborhood Initiative to formulate a plan for the redevelopment of this land.

Together, we have established guidelines for pursuing an aggressive schedule for the disposition of vacant public land, for maintaining long-term controls over land acquired through the 121-A corporation, and on a decision-making mechanism that binds us together to carry out our shared vision of Dudley's future. I am confident that this plan will work out to our mutual advantage and create the best possible development of the area.

I believe that the strength of this City comes from its neighborhoods and from their residents, and that by using the 121-A powers as an effective legal tool the community and the City will ensure that comprehensive revitalization of the Dudley area takes another major step forward. Your group has shown the capacity, wisdom, and vision to handle this task, and I am pleased to be able to support your application to the BRA Board.

Sincerely,

Raymond L. Flynn
Mayor

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
1 City Hall Place
Boston, MA 02108

Dear Mr. Farrell,

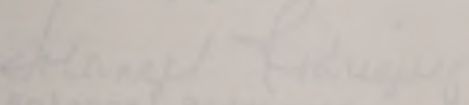
Dudley Consolidated Development Corporation would like to formally thank you for the application submitted by Dudley Neighbors, Inc. to create a 121-A corporation with eminent domain authority.

We have been working in the area identified in the application as the Triangle for over a year, developing affordable housing. We recognize the enormous difficulties that exist in assembling development parcels without gaining control over the privately owned vacant parcels. We believe, as does the City, that any development in City owned vacant land could jeopardize the future stability of the neighborhood and the control of the privately owned parcels.

The issuance of both publicly and privately owned vacant parcels would guarantee the maximum affordability of all the housing created in the Triangle.

We would like to congratulate Dudley Street Neighborhood Initiative for their bold initiative and for having the foresight necessary to ensure the long-term prospects of affordable housing in Dudley.

Sincerely yours,


Solange Rodriguez
Interim Director

SR/UP



Nuestra Comunidad Development Corporation

391 Dudley Street Roxbury, MA 02119 617-427-3599

October 11, 1988

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell,

Nuestra Comunidad Development Corporation would like to formally show support for the application submitted by Dudley Neighbors, Inc. to create a 121A corporation with eminent domain authority.

We have been working in the area identified in the application as the Triangle for over 6 years developing affordable housing. Nuestra recognizes the enormous difficulties that exist in assembling development parcels without gaining control over the privately owned vacant parcels. We believe, as does DNI, that any development on City owned vacant land could jeopardize the future stability of the neighborhood without the control of the privately owned parcels.

The amassing of both privately and publicly owned vacant parcels would guarantee the maximum affordability of all the housing created in the Triangle.

We would like to congratulate Dudley Street Neighborhood Initiative for their bold initiative and for having the foresight necessary to ensure the long-term prospects of affordable housing in Roxbury.

Sincerely yours,

Solangel Rodriguez
Interim Director

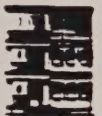
SR/db



Christians for Urban Justice



One Aspinwall Road
Dorchester, MA 02124
(617) 825-6080



Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell,

I am writing in support of the application submitted by Dudley Neighbors, Inc. to establish a 121A corporation with eminent domain powers in the Dudley Triangle. This effort provides an exciting opportunity to create badly needed affordable housing in a way that will assure that current residents are not displaced.

While granting eminent domain authority to an independent corporation is unusual, in this case, such a bold and innovative action on your part is clearly what is needed. Without eminent domain powers, land assembly in the Triangle-and thus the generation of a critical mass of housing-is virtually impossible. As well, without gaining control over the massive amount of private vacant land, development on public land would surely result in large scale displacement.

The parent organization, the Dudley Street Neighborhood Initiative (DSNI), has built an impressive amount of community involvement and support over the past few years. Hundreds of residents participated in creating a comprehensive revitalization plan last year that has become the recognized blueprint for the neighborhood. The massive outpouring of resident support for this plan, and for this application, speaks for itself. Further, working in conjunction with the City of Boston, the Roxbury Neighborhood Council, the State and private financing sources, DSNI has shown it can produce the necessary resources to carry this project through.

I urge you to approve this application in order to help the Dudley Street neighborhood succeed in their widely acclaimed efforts to create a revitalized community for themselves and their children. Christians for Urban Justice shares DSNI's mission of increasing the supply of low-cost, low-income housing, and I strongly believe this mission will be much advanced with the eminent domain approach as requested by DSNI.

Sincerely,

Francis Lennon
Executive Director



St. Patrick's Church

10 Magazine Street
Roxbury, Massachusetts 02119
Tel. (617) 445-7645

October 7, 1988

Rev. Frederick J. Ryan
Vice Chancellor
Archdiocese of Boston
2121 Commonwealth Avenue
Brighton, Massachusetts 02135

Dear Father Ryan:

The notice the Archdiocese received from the Boston Redevelopment and the Dudley Street Neighborhood Initiative (D.S.N.I.) regarding the hearing to be held on the issue of eminent domain in this neighborhood does not affect Archdiocesan property.

The second paragraph of the letter refers to us only as one "adjacent to an area designated in the 121A application as the Dudley Triangle".

None of the land belonging to St. Patrick's is contained in the "Dudley Triangle" and therefore, according to the official notice - paragraph 3 in the bold type - , property of the Archdiocese "will not be subject to eminent domain".

If possible, I will attend the BRA hearing on October 13. At this time I am totally unaware of any vacant land of the Archdiocese subject to eminent domain legislation, and I have no problem with the 121A application. In fact, I am a supporter of the 121A application as a benefit to this neighborhood and to our parish.

I will keep you informed as this development process matures.

Sincerely,

Rev. Walter J. Waldron
Pastor

cc: Dudley S. Mulcahy, Archdiocesan Real Estate Manager
Stephen Coyle, Boston Redevelopment Authority, Director
Peter Medoff, Dudley Street Neighborhood Initiative, Director



Boston City Council

Rosaria Salerno
Councilor At Large
725-4376

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Farrell,

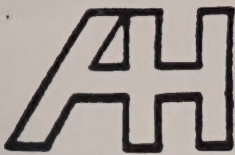
I am writing to express my support for the Dudley Neighbors, Inc. application to establish a 121A corporation with eminent domain powers, in order to acquire approximately 15 acres of privately owned land in the Dudley Triangle Area. The parent organization, Dudley Street Neighborhood Initiative has worked closely with the city over the last two years to develop a blueprint proposal which would combine city- owned and privately-owned land into development parcels for affordable housing. These combined 30 acres would eventually support the development of approximately 500 units of rental, co-operative, and for-sale housing, in an area of Boston much in need of this important resource. The level of community involvement in this process has been extremely impressive. Hundreds of residents and many community organizations have participated in beginnings of a revitalization plan for this long neglected part of our city.

The Dudley Street Neighborhood Initiative has set a national precedent in ensuring community needs will come before land speculation. Within the context of Boston's current housing crisis, the city must work together with neighborhood organizations, community development corporations, and private developers to ensure that the most basic human need of affordable housing is met for all of our residents. Only through the kind of community planning demonstrated thus far will Dudley residents and their children be assured of a healthy future in their own community. Without the granting of eminent domain powers and gaining control over the massive amount of private vacant land, I fear that the development of public land will surely result in large scale displacement.

I urge you to approve this important application in order to help Dudley residents continue to create a revitalized neighborhood for themselves and their children.

Sincerely,

Rosaria Salerno
Rosaria Salerno
City Councilor



LA ALIANZA HISPANA, INC.

409 Dudley Street
Roxbury, MA 02119
(617) 427-7175, 7176, 7177

October 11, 1988

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
One City Hall Plaza
Boston, MA 02201

Luis Prado
Executive Director

José de Jesús
President

Ms. Phyllis Barajas
1st Vice President

Bernita Linares, Jr.
2nd Vice President

Dr. Betsey Tregar
Treasurer

Gary Means
Assistant Treasurer

Rev. Graylan S. Ellis-Magler
Clerk

Ms. Caroline C. Playter, Esq.
Assistant Clerk

Dr. Juan Manuel Avila
Gene Chavez
José Durán
Stephen Klein
Ms. Diana Lam
Dr. Roxana Llerena-Quinn
Pascual Madrid
Ms. Enery Martinez
Fernando Milán
Ms. Elsa Montano
Ms. Maria Morales
Ms. Margarita Muñiz
Dr. Francisco Ramos
Ms. Blanca E. Ruiz
Ms. Silvia Saavedra-Kober

Dear Mr. Farrell:

The Dudley Neighbors, Inc. is a community based effort to provide affordable housing to current residents of the Dudley Street area in Roxbury. By incorporating as a 121A organization and acquiring eminent domain powers, Dudley Neighbors, Inc. is taking a giant step in the recovery efforts of the community we serve, bringing new hopes and opportunities to residents of this long time neglected neighborhood.

We at Alianza Hispana endorse this extraordinary effort and that of the Dudley Street Neighborhood Initiative, a coalition of local residents and their institutions that has gathered massive support and involvement of all sectors of the community. DSNi, the parent organization of this new 121A corporation has proven to be a remarkable vehicle in uncovering local resources and new opportunities, and in re-defining issues and problems confronted in the revitalization of its target area.

I thank you in advance for your support to this unique and perhaps historic process. The Dudley Street neighborhood and the Roxbury community deserve your pro-active endorsement.

Sincerely,

Luis Prado
Executive Director

THIS AGENCY IS
SUPPORTED BY



United Way
ORGANIZATION

Equal Employment Opportunity Employer

CASA ESPERANZA, INC.

291 Eustis Street
P.O. Box 546
Roxbury, MA 02119
(617) 445-7415

October 12, 1988

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, Ma. 02201

Dear Mr. Farrell,

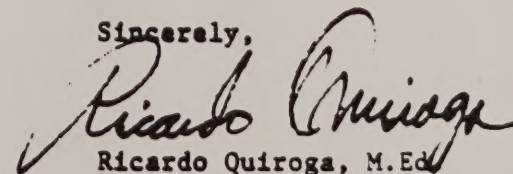
This is to advise you of my support of the application submitted by Dudley Neighbors, Inc. to establish a 121A corporation with eminent domain powers in the Dudley Triangle. This would create affordable housing for those who need it without displacing current residents.

While it may be considered out of the ordinary to grant an independent corporation such authority, I believe it would be a precedent setting act on your part in dealing with the problems at hand. Without this eminent domain power it would be practically impossible to produce a critical mass of housing in the Triangle area. Also, control must be gained of the private vacant land so as to avoid the large scale displacement that would result from developing on public land.

The Dudley Street Initiative (parent organization) has over the past few years established community support and the participation of hundreds of local residents. Last year saw the involvement of residents which created the revitalization plan which has become the blueprint for the neighborhood. The overwhelming support of the residents for the plan and for the application is indicative of the need for change, and with the resources of the City of Boston, the Roxbury Neighborhood Council, the State and private funding, DSNI has proved that it can be done.

I urge you to support this application and assist the Dudley Street neighborhood realize their efforts to bring about a revitalized community for themselves and their families.

Sincerely,



Ricardo Quiroga, M.Ed.
Executive Director

RQ/mt
cc: DSNI



DUDLEY NEIGHBORHOOD MERCHANTS ASSOCIATION

385 Dudley Str
Roxbury, MA 02
(617) 442-91

October 12, 1988

Mr. Robert Farrell, Chairperson
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, MA 02201

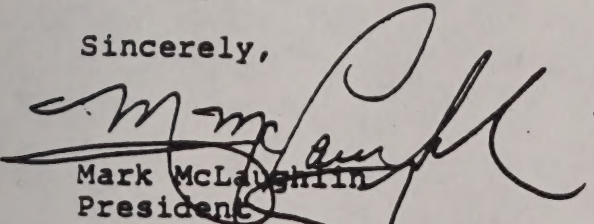
Dear Mr. Farrell,

We would like to express our support for Dudley Neighbors' application for eminent domain authority under Chapter 121A. The Dudley Neighborhood Merchants Association is made up of over 25 local merchants in the Dudley Street neighborhood. We believe that Dudley Neighbors' plan to assemble land is a great way to revitalize the community for all of our benefit.

We know there is a great deal of community support for this plan and we would like to add the voice of local merchants to the record. Please approve this application for the good of our neighborhood.

Thank you.

Sincerely,



Mark McLaughlin
President
Dudley Neighborhood Merchants Association

DORCHESTER BAY ECONOMIC DEVELOPMENT CORP.

THE PIERCE BUILDING

594 Columbia Road, Suite 302, Dorchester, MA 02125 617-825-4200



12 October 1988

Mr. Robert Farrell
Chairperson
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

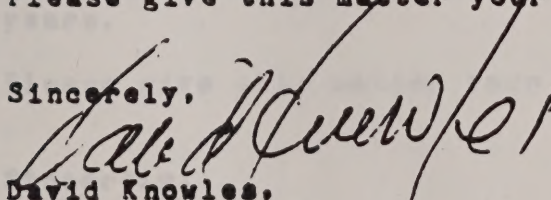
Dear Mr. Farrell:

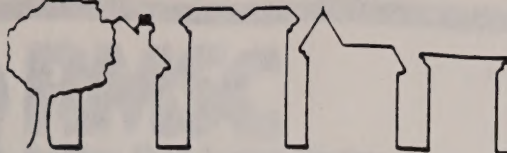
I strongly support the application of Dudley Neighbors, Inc. for eminent domain authority under Chapter 121-A. This authority, restricted to the Dudley "Triangle", offers the Dudley residents an important opportunity to create the kind of housing project that truly addresses their needs. By assembling the parcels in the "Triangle" quickly, Dudley Neighbors, Inc. will be able to move forward to stimulate the construction of affordable housing on a fast-track timetable.

There is wide support in the Dudley neighborhood for this approach. The large tracts of vacant land there have defied development attempts for well over ten years. With eminent domain authority the community will finally be able to take an approach that works, and they will have taken the major step towards rebuilding their neighborhood.

Please give this matter your utmost consideration.

Sincerely,


David Knowles,
Executive Director



Uphams Corner Neighborhood Housing Services

- 584 Columbia Road
P.O. Box 700
Dorchester, MA 02125
(617)282-2900

12 October 1988

Mr. Robert Farrell
Chairperson
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

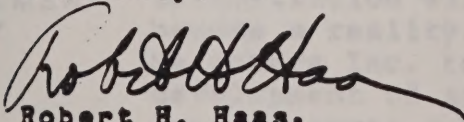
Dear Mr. Farrell:

As the President of the Upham's Corner NHS, I strongly support the effort of Dudley Street Neighborhood Initiative (DSNI) to set up a 121-A corporation, to be called Dudley Neighbors Inc., that will have eminent domain authority over the Dudley "Triangle". This step will be the major turning point for the Dudley neighborhood, which has been the most blighted area of the city for twenty years.

There is wide support in the Dudley neighborhood for the eminent domain approach, as I have learned from my own experience participating in DSNI activities. It is very encouraging to see the residents taking control of their surroundings and making changes to rebuild the neighborhood. With eminent domain authority the neighborhood will finally have a tool that works, and I expect to see the construction of substantial numbers of affordable housing units in the "Triangle" during the next few years.

Please give this matter your utmost attention.

Sincerely,


Robert H. Haas,
President



RMSC

Roxbury Multi-Service Center

317 Blue Hill Avenue
P.O. Box 157
Dorchester, Massachusetts 02121
(617) 427-4470

October 13, 1988

BOARD OF DIRECTORS

Natalie Christian-McIver
President

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Re: Dudley Neighbors Inc. Chapter 121a Application

Dear Mr. Farrell:

The Roxbury Multi-Service Center (RMSC) strongly supports the application of the Dudley Neighbors Inc. to form a Chapter 121a Corporation. RMSC urges your approval of this application as it will result in the production of affordable housing opportunities in a neighborhood that is in great need of such housing.

Dudley Neighbors, Inc. is a product of the Dudley Street Neighborhood Initiative (DSNI). For the past several years, DSNI has organized neighborhood residents and organizations to create a vision and a plan for the Dudley Street Neighborhood. During this time, residents have served on DSNI's Board of Directors and planning committees to insure development of the area is in their best interest.

Granting the Dudley Neighbors Inc. Chapter 121a authorization will help the vision of the neighborhood become a reality. The authority will enable Dudley Neighbors Inc. to assemble vacant land for the development of affordable housing. Currently, this land presents a health and safety hazard to the neighborhood as well as an image of blight.

RMSC asks that you approve this application.

Sincerely,

Shirley Carrington
Shirley Carrington
Executive Director

Joan Allen

Charles J. Beard

George Borden

Doris Bunte

George Cox

Beverly Crutchfield-Green

Juan Evereteze

Ronald Homer

Vivian C. Male

Robert McCoy

Laura B. Morris

Roy Neblett

Robert Parris

Kenneth A. Sinkler, CFRE

Claudia Smith

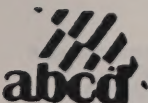
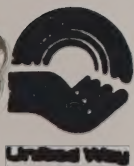
Harold Thompson

Joseph D. Warren, Ph.D.

Alice Yancey

Rev. Nellie Yarborough

Shirley Carrington, M.S.W.
Executive Director



BIG BROTHER ASSOCIATION OF BOSTON

294 WASHINGTON STREET

BOSTON, MASSACHUSETTS 02108

Telephone 426-1237

October 11, 1988

Ms. Che Madyun
President
Dudley Street Neighborhood
Initiative
385 Dudley Street
Roxbury, MA 02119

Dear Ms. Madyun:

The Big Brother Association of Boston would like to lend its support to the efforts of the Dudley Street Neighborhood Initiative to involve the area residents in the decision making concerning the community in which they live. We agree with the recent Globe editorial that the use of eminent domain to gain control of land that is vacant, abandoned and available due to unpaid taxes "offers the best hope of transforming a neglected Boston neighborhood without evicting the people who have suffered because of the blight."

Please feel free to use this letter of support in your hearing before the Boston Redevelopment Authority.

Sincerely,

John B. Pearson /aly

John B. Pearson
Executive Director

JBP:aly



THE BOSTON HOUSING PARTNERSHIP, INC.

October 12, 1988

Robert Farrell
Chairman
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell,

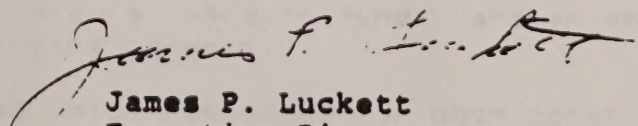
We are writing to express support for the proposed designation of 121A power to the Dudley Street Neighborhood Initiative.

BHP supports the proposition that use of 121A is the only way to assemble the vast vacant land resources in the Dudley neighborhood for desperately needed affordable housing. Given the magnitude of vacant land, it is also the only way to ensure coherent, quality development leading to long term vitality and stability for the neighborhood. Placing 121A power in the hands of DSNI, unique in the depth of participation by all community members, offers a rare opportunity to benefit both neighborhood residents and the real estate community in the exercise of eminent domain authority. Land owners will be assured of receiving a fair price for their property while neighborhood residents, represented through DSNI, direct revitalization of their own community and prevent displacement. Precious development dollars will be used to build more housing rather than pay inflated land prices driven by speculation.

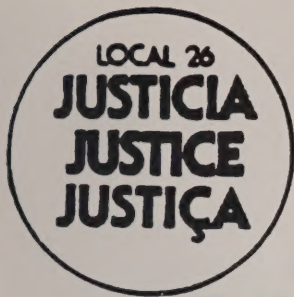
BHP looks forward to making its financial and technical resources available to the neighborhood where requested. BHP is currently assembling a large-scale new construction program envisioning the production of 1000 units of mixed-income housing on scattered sites; as in past BHP programs, projects would be sponsored by community-based organizations. A major piece of this program would involve assembly of publicly- and privately-owned land into substantial development parcels, with acquisition financing through a BHP revolving fund.

BHP urges favorable action on granting 121A designation to the Dudley Street Neighborhood Initiative.

Sincerely,


James P. Luckett
Executive Director

cc: Richard D. Driscoll, Chairman
Robert B. Whittlesey, President



LOCAL 26

Hotel Employees Restaurant Employees International Union AFL-CIO

58 Berkeley St., Boston, Massachusetts 02116

Telephone (617) 423-3335



President-Business Manager
Domenic M. Bozzotto
Financial Secretary-Treasurer
Paul V. Lanni

Vice President
Janice Loux
Recording Secretary
Earlean Walker

Chaplain
Frank Hernandez

Trustees
Olivette Kilroy
Dorothy Thomas
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Executive Board
Nicholas Cosmopoulos
Elaine Burke
Lillie Bryant
Paul Flynn
Al Silvestri
Lorraine Sweet
Irene Walker

Steven Doyle
Director
B-4
City Hall

October 11, 1974

Dear Steven Doyle,

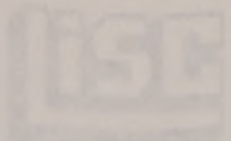
Local 26 of the Hotel and Restaurant workers strongly support the Dudley Street Neighborhood Initiative's bid proposal. The lack of affordable housing is the number one issue affecting our members.

Local 26 with over 5,000 members has the largest union membership living in Boston. Many of our members pay over 50% of their income in rent and many more are forced to double and triple-up in substandard housing. 50% of our members cannot afford to purchase a market rate home and over two-thirds cannot afford to rent a market rate apartment.

In the Dudley Neighborhood there are over 2500 Local 26 members and their families who need decent affordable housing. We are working to make this a reality. We are encouraging our members active involvement in the development of affordable housing.

The union is also committed to investing its financial resources. We plan to sponsor an initial development of over 50 units of housing all of which would be affordable to low and moderate income families. The financing for this development would come from a variety of sources including: the local's pension and health and welfare fund; the International Union's pension fund; and an employer contributed housing benefit.

The combined union resources for both construction and permanent financing exceeds \$15 million. These monies would all be at below market rates with favorable underwriting criteria. The financing includes: the International's commitment of \$1 million consisting of a \$1.0 million construction loan, \$2 million letter of credit, and a \$1.0 million mortgage pool.

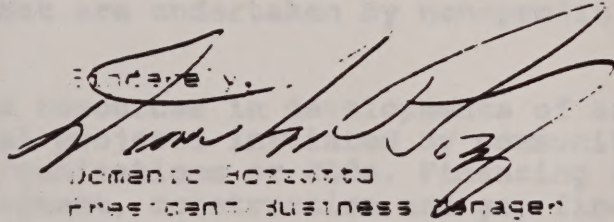


The local involvement also includes leveraging pension monies and an unprecedented housing fund. This employer contributed fund would make housing affordable for Boston's working people.

The Dudley neighborhood has the most vacant land in the City. The LIA process is essential to providing buildable lots where decent affordable housing can be built on a large scale. If this process is successful local it would be very interested in working with LISC, the City, and the State, to develop housing in this area.

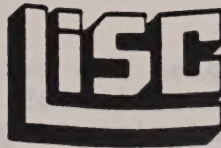
The sizeable areas of vacant land will leverage unprecedented private resources in developing affordable housing. The involvement of unions and major contractors would provide much of the resources to make this housing affordable.

The LIA process must be approved if we are to be serious about making it possible for working people to both live and work in Boston.

Sincerely,

 Dominic Bottosto
 President/ Business Manager

Since LISC began, LISC has conducted over \$1 million in loans and grants to more than 25 community development organizations in the metropolitan area. One of the funding has gone to provide for the City of Boston. LISC has made investments in several projects in the Dudley neighborhood including the South End Development Corporation for the rehabilitation of 100 units of rental housing and for the construction of a 100-unit apartment building. LISC also provides technical assistance and training to help community development organizations. LISC also provides technical assistance and training to help community development organizations. LISC also provides technical assistance and training to help community development organizations.

LISC is a national, non-profit lending and grant making institution that was founded in 1974 to provide private-sector financial and technical assistance resources for the rejuvenation



LOCAL INITIATIVES SUPPORT CORPORATION
60 STATE STREET
SIXTH FLOOR
BOSTON, MASSACHUSETTS 02108
(617) 723-7415

October 13, 1988

Mr. Peter Medoff
Executive Director
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

Dear Peter:

I want to offer the support of the Boston LISC program for the application of the Dudley Neighbors, Inc. to the Boston Redevelopment Authority. This plan to use the power of eminent domain to assemble viable development parcels on the vacant land in the Dudley triangle will enhance the possibilities for community developers to undertake the development of affordable housing and community commercial projects in the neighborhood. LISC is a potential source of financing for development projects in the Dudley area that are undertaken by non-profit, community-based organizations.

LISC invests its resources in developments of affordable housing and commercial projects initiated by community-based non-profit development organizations or CDCs. Financing is available to CDCs for predevelopment, construction and gap financing. LISC's affiliate, the National Equity Fund, also can invest equity in low-income housing projects that utilize the low-income housing tax credit.

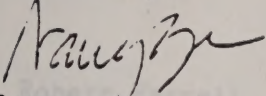
Since 1980, Boston LISC has committed over \$5 million in loans and grants to more than 25 community development organizations in the metropolitan area. 86% of that funding has gone to projects in the City of Boston. Boston LISC has made investments in several projects in the Dudley neighborhood including to Nuestra Comunidad Development Corporation for the rehabilitation of 26 units of rental housing and for the construction of 4 homeownership units, and to the Opportunities Industrialization Center for their 24 unit homeownership project. Boston LISC welcomes the opportunity to work with CDCs in the Dudley neighborhood. If the Dudley Neighbors, Inc. have the power to package parcels for development, the potential for the creation of affordable housing will be much expanded.

LISC is a national, non-profit lending and grant making institution that was founded in 1980 to attract private-sector financial and technical assistance resources for the rejuvenation

of deteriorated communities and neighborhoods. With nearly 500 private corporations and foundations contributing over \$161 million, LISC is the largest private, non-profit community development organization in the nation. Boston LISC has received support from twelve local corporations and foundations.

We commend the Dudley Street Neighborhood Initiative for its creative and bold plans for its community. Boston LISC strongly supports your plans and hopes that it can provide additional resources to bring this vision to reality.

Sincerely,



Nancy Nye
Program Consultant
Boston LISC

cc: Carol Glazer

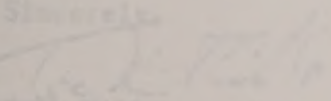
I am writing in support of the 121a application of Dudley Neighborhood, Inc. Providing eminent domain powers to this organization will have a significant positive impact on Boston's affordable housing crisis. It will prevent the displacement of long-term Sperry residents that could occur as a result of those who want to speculate on land value gains instead of the plan in question.

The Dudley Street Neighborhood Initiative (DSNI) has initiated an internationally-recognized community-based planning process leading to their plans for the Dudley Station area. The most extensive involvement of residents and other actors was brought about. They have truly fulfilled the objective of achieving citizen participation. As a result, their application for a 121a enjoys very broad-based support. It's clear that they will use eminent domain powers to benefit the community and the city as a whole.

Eminent domain powers are needed to accomplish the very urgently essential production of the potential 100 to 200 units of affordable housing that should be built. Moreover, DSNI has worked in partnership with the city throughout its planning process, so the plans reflect the public policy objectives of the city.

I urge you to approve the DSNI's 121a application.

Sincerely,



Jack Mills
President



fenway community development corporation

p. o. box 127
astor station
boston, ma. 02123
(617) 267-4637

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority Board
City Hall
Boston, Ma. 02201

Dear Mr. Farrell:

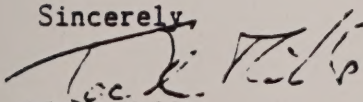
I am writing in support of the 121a application of Dudley Neighbors, Inc. Providing eminent domain powers to this organization will make a significant positive impact on Boston's affordable housing crisis, while foreclosing the displacement of long-time Roxbury residents that would surely result if those who want to speculate on land values gain control of the area in question.

The Dudley Street Neighborhood Initiative (DSNI) has carried out an nationally-renowned community-based planning process leading to their plans for the Dudley Station area. The most extensive involvement of residents and other actors was brought about. They have truly fulfilled the objective of maximum citizen participation. As a result, their application for a 121a enjoys very broad-based support. It's clear that they will use eminent domain powers to benefit the community and the city as a whole.

Eminent domain powers are needed to accomplish the land assembly essential to production of the potential 500 to 600 units of affordable housing that could be built. Moreover, DSNI has worked in partnership with the city throughout its planning process, so its plans reflect the public policy objectives of the city.

I urge you to approve the DSNI's 121a application.

Sincerely,


Jack Mills
President



Boston City Council

October 12, 1988

David Scondras
District 8
725-4225

Robert Farrell, Chairman
BRA Board of Directors
City Hall
Boston, Ma. 02201

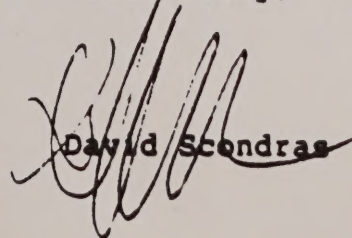
Dear Mr Farrell:

I am writing in support of the 121a application of Dudley Neighbors, Inc. Eminent domain powers will make it possible for this organization to assemble the parcels necessary to build between 500 and 600 units of affordable housing.

The Dudley Street Neighborhood Initiative (DSNI) has done a tremendous job in the planning process that led to this request for eminent domain powers. They have maximized involvement of area residents and at the same time they have worked in a close partnership with the city. Their objective, prevention of displacement and creation of affordable housing, is both a strongly felt need among Boston's residents and a major public policy goal of the city.

I urge you to approve the DSNI's 212a application.

Yours truly,


David Scondras

Lena Park Community Development Corporation

Central Office: Patrick F. Jones Community Center
150 American Legion Highway, Dorchester, MA 02124

Telephone (617) 436-1900



Reaching out and touching

Hon. Frederick Brown
Chairman

Nathan Allen Ph.D.
President

Betty Robinson
Vice President

Leonard Allins
Vice President

Lewis Summs
Treasurer

William Fuller
Asst. Treasurer

Annie Moore
Secretary

Martin Walsh
Asst. Secretary

Honorary Chairpersons
Father Shawn Sheehan
Richard Royce
Clyde Miller

Board Members

Barbara Baker
James R. Brannon
June F. Chase-Dillon
Guy Ford
Hermus Fortune
Donna Lison-Gittens
Leon Gray
Betsy Harris
Ellen Jackson
Hon. Rudolph Kass
Zandra Smith-Lewis
Kenneth Lottman
Vivian Male
Laura Morris
Leo Osgood
Luis Overbee
Jack Patrick
Kenneth Rossano
Judith Sapers
Roger Servison
Rev. Charles Smith
Nora Stoecker
Stephen Wolfberg

Branch Offices

Orchard Park
Neighborhood House
10 Dearborn Street
Roxbury, MA 02119
442-2722

Mattapan Office
1353 Blue Hill Avenue
Mattapan, MA 02126
248-1570

Shaw House
512 Blue Hill Avenue
Dorchester, MA 02127

October 12, 1988

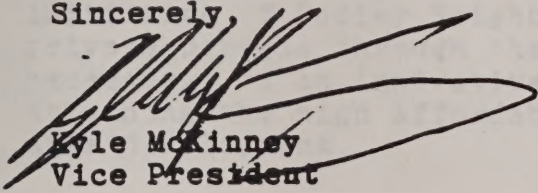
Mr. Stephen Coyle
Boston Redevelopment Authority
City Hall
Boston, MA 02114

Dear Mr. Coyle:

We strongly support the work of the Dudley Street Neighborhood Initiative and their efforts to develop housing in the Dudley triangle in Roxbury.

We have received the 121A application and we are in agreement with its method and purpose. We urge you to approve the application.

Sincerely,


Kyle McKinney
Vice President

An affiliate of



United Way

THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HOUSING FINANCE AGENCY
100 STATE STREET
BOSTON, MASS. 02109

Roxbury Neighborhood Council
149 Roxbury Street
Roxbury, Mass. 02119

To: ERA Board of Directors
From: SN *Ken Wade*
Re: Request of Dudley Neighbors Inc.
Date: October 12, 1978

At its meeting on October 12th the Roxbury Neighborhood Council voted unanimously to support the request of the Dudley Neighbors Inc. for eminent domain powers under Chapter 121 A. We believe that such powers are vital to the redevelopment of that area of the community. The intermixture of public and private parcels makes development of the area very difficult, particularly if a prime objective is the creation of affordable housing.

History has shown that development of public parcels precedes a general rise in the market value of the private parcels and developments on those parcels. We believe the initiative of Dudley Neighbors to link the public and private parcels through the eminent domain process (if necessary) is an innovative approach that will lead to attaining the high affordability goals they propose for area development.

We also support their concept that the broader neighborhood should play a role in the approval process through the elected Roxbury Neighborhood Council. Through such a process the Dudley Neighbors will assure a coordination of their development efforts with similar efforts that are going forward in other sectors of the community.



THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HOUSING FINANCE AGENCY
50 MILK STREET
BOSTON, MASSACHUSETTS 02109 • (617) 451-3480

MARVIN M. SIFLINGER
Executive Director

October 13, 1988

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
City Hall
Boston, MA 02110

Dear Mr. Farrell:

We have received an outline of the Dudley Street Neighborhood Initiative's plans to work with the City to redevelop their neighborhood. We understand that their plans include the creation of about 500 units of affordable housing.

If site assembly can be achieved through BRA approval of their Chapter 121 A application, it is appropriate for MHFA to consider financing for such a development project.

MHFA has provided financing and financing commitments to housing developments throughout Roxbury. This year we are providing financing to many of the Granite Properties, some of which are located adjacent to The Dudley Triangle.

We look forward to working with the designees of this DSNI process in their effort to revitalize the Dudley Street neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marvin Siflinger".

Marvin Siflinger
Executive Director

MS/jbo

1945B

We, the undersigned residents of the Dudley Street neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 2014 application of Dudley Neighborhood Inc. (DNI) through the proposed eminent domain authority with their partnership to be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to provide needed affordable housing in our community.

NAME

ADDRESS

1. Lesa Bailey 31 Leyland St. Dor. Ma. 0420073
2. Leila Merl Main St, Wollfleet, MA 02667
3. Theresa Johnson 471 Dudley St Boston Ma 02119
4. Ann G. Eubanks 14 Ruthven St. Roxbury MA 02121
5. Sabina Miranda 21 Clarence St Rox
6. Josefa Fernandes 30 Shirley St. Rox. Mass.
7. Adriano Carvalho 30 Shirley St. Rox
8. Domingos de Fina 30 Shirley St Rox.
9. Freidlin R Carvalho 30 Shirley St.
10. Maria de Fina 30 Shirley St Rox.
11. Robert Bitchard 12 Sargent St. Dor MA 02125
12. Giuseppe Fanta 71 George St, Dorchester
13. Calusha Campbell 334 Dudley St. Roxbury
14. Bob Lee 29 Mendenhall St., Dorchester MA 02121
15. Jimmy L Thompson 3 Woodward St Dor Ma 02125
16. Keila Barros 54 East Cottage St Dor Ma 02125
17. Teintaria Barros 54 East Cottage 02125
18. Antonio G. Carreria 30 W. Cottage St. 02125
19. Orlando Amell 96 Brook Ave Dor.
20. Jose Rodriguez 36 Woodward Ave. 02119

We, the undersigned residents of the Dudley Street Neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121A application of Dudley Neighborhood, Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME	ADDRESS
1. Todd Fry	45 Magnolia St. Dorchester 02125
2. KARIM ABDELSHAKUR	150 MAGNOLIA ST DOR 02125
3. Seth Reynolds	45 Magnolia St. Dorchester 02125
4. Rita Cusan	45 Magnolia St. Dorchester 02125
5. Edrick Bain	26 Leyland St. Dorch Mass 02125
6. Edda Bain	26 Leyland St. Dor. MA 02125
7. Othman Jr Clark	42 Weymouth St Rox 02119
8. Rev. Walter Waldron	10 Magazine St. Rox 02119
9. Jan. Daniel	15 Magazine St Rox. 02119
10. Rev. Michael McEllen	10 Magazine St Rox 02119
11. Paul Welch	37 Blue Hill Ave Dorch. 02121
12. Jorge L. Salas	517 Dudley St Roxbury MA 02119
13. Shanna Black	204 Hampton St. Roxbury 02119
14. Carmen Baptista	33 Clarence St Roxbury 02119
15. William C. Santos	445 Dudley St Roxbury MA 02119
16. Margarida Monteiro	
17. F. F. Clark Nec. Et	02119
18. Roxbury	
19. Nilda Monteiro	
20. Izilda Monteiro	

We, the undersigned residents of the Dudley Street Neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 1218 application of Dudley Neighborhood Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME

ADDRESS

1. Laura Gibau 22 Albion St. Rox Ma. 021
2. Betty DeRoche 64 Magazine St Rox Ma 02
3. Celeste Allen 466 Columbia Rd. Dor MA 0212
4. Sophia Mc Carthy 18 Clifton St Roxbury Mass 02119
5. Gene Leach 42 Clarence St Rox. 02119
6. Margarita Sturniolo 18 Clifton St. Rox. 02119
7. Joan Spice 9 Brackford St Dor 0212
8. Muriel Duncan 9 Brackford Dor 02125
9. Aloma Tyler 84 Waumutect St 02121 #2
10. Stephen P. Newby 117 Mt. Pleasant Ave. W.A.I.T.T. House 02119
11. Noel King 31 St. Louis St New High 02161
12. Peter Holmgren 237 Eustis St. Rox MA 0211
13. Betty Brubley 395 Dudley St. Rox 4
14. William W. Johnson 429 Dudley St Rox 02119
15. Della M. Jones 114 Winthrop St. Rox MA. 02119
16. Jennetta Jones 439 Dudley St Rox Mass. 02119
17. Francisco deCorta 447 Dudley St Rox Mass 02119
18. Casimiro R. Barros 21 Clarence St Rox 02119
19. Waldomiro Concalves 66 Clifton St. Dor.
20. Maria Garcalves 11 " " "

We, the undersigned residents of the Dudley Street neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 111A application of Dudley Neighborhood, Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME	ADDRESS
1. Jose Camilo	646 St Rok Mass 247 32982
2. Maria D. Renter	111 GEORGE ST. MA 445-5473
3. Viriato Cardoso	10 Longmeadow St MA 442-6056
4. Rosaria Salerno	149 Mass Ave #6 Boston MA 725-4376
5. Jim O'Brien	36 Granville St Dorchester, MA 282-5532
6. Cheryl Alicea	79 W. Cottage Dorchester, MA 427-648
7. Tarry Hum	211 Wadsworth JP, MA 0230
8. Shirley Tyler	19 Key Land St Dor Mass.
9. Willie Mae Taylor	215 1st NE WASH. D.C.
10. Tariq Abdul-Tawwab	38 Sargent St. 02125 445-0
11. Maryam Abdul-Tawwab	38 Sargent St. 02125 442-026
12. Lagana Madym	P.O. Box 761 427- 0776 0776
13. Kaci Madym	P.O. Box 761 407-0776
14. Bahjah	PO Box 02125 442534
15. Hakeem T. Mariani	385 Dudley St. 442-9670
16. Julio R. Huerfano	20 Tudor St 427-2269
17. State Rep. Victoria Fox	State Rep. RM 340 703-209
18. Terrie Brown	45 Macgill St
19. Rosamaria Clark	86 B. MERIDEN ST NEW YORK 282-0076
20. John Capen	415 Magnolia St Project Ho

We, the undersigned residents of the Dudley Street neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121A application of Dudley Neighborhood, Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME	ADDRESS
1. Carmen Mancial	81 Leyland St. Rox, MA 021
2. Roberto Freeman	69 Clifton St Rox, MA 0212
3. Leola Johnson	69 Clifton St Dor Mass
4. Ramona Faria	62 Forest St. Rox, MA,
5. TILLMAN Jenkins	50 Dennis St Rox
6. EUGENE R. MARSMAN	37 Vine St Rox.
7. Guilherme Gomes	40 Langdon St Rox.
8. Catherine W. Flannery	129 Brook Ave. Rox. 02125
9. Desirée De Canto	19 Hillsboro St. Rox. 02125
10. Diana Nunes	
11. Samuel T. Battle	7 North Ave. Rox 0211
12. William Freeman	69 Clifton St Dor. MA 0212
13. Adriano Santos Alves	303 Dudley St. Roxbury Mass. 02110
14. Lisa Cobb	14 Stafford St Rox MA 02114
15. Vannice McCray	14 Stafford St Rox.
16. Malachi Cobb	14 Stafford St Roxbury M.
17. Kevin Cobb	14 Stafford St Roxbury
18. Michael Cobb	14 Stafford St Rox.
19. Pansy Cartton	21 Leyland St Rox
20. Pedro Lopez	81 W. COHOG

355 Dudley St
Roxbury, MA 02
(617) 442-9

We, the undersigned residents of the Dudley Street neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121A application of Dudley Neighbors' Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME	ADDRESS
1. Lilpen Kenner	88 Brook Ave Dor. 617-442-
2. Latisha Kenner	88 Brook Ave Dor.
3. Francesco Kenner	88 Brook Ave Dor.
4. Lillie Valentine	62 Hartford St Norwicks 02125
5. Nijuna Abdul-Tawwab	38 Sargent St. Dorch
6. J West	45 Sargent St. Dor.
7. EDWARD L. GEARY SR	74 PLEASANT ST Dor
8. EDWARD L. GEARY JR	74 PLEASANT ST DOR
9. Che' Madyan	593 Dudley St. Dor
10. Mrs. Harriette Francis	432 Dudley St #2
11. R. Latimore	54 Mt. Pleasant Ave Dor #2 02119
12. ANA SILVAIRA Rosa	H-442-8720
13. TILSON	
14. JUAN TELLISON	1289 MASS AVE DORCHESTER
15. Rebecca Black	PFD
16. Linda Jasper	Orchard Pl. Rox.
17. State Rep. Yvonne F. White	State Ave Rm 540 783-90
18. Julie	
19. Teresa Rosa	10 Marshfield St. Roxbury
20. Asta Harris	Millon Mass. Millon Academy

We, the undersigned residents of the Dudley Street Neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121A application of Dudley Neighbors' Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME

ADDRESS

1. Mildred Daniels 81 Mt Pleasant Ave
2. Plaquemine Corriea 28 Monaghan St. Dor. 0212
3. 22 Clarker St 02119
4. Roxbury
5. Jozie B. Cobb 14 Stuffed St Rox mas 02119
6. Jose Antonio Araujo 124 SHIRLEY ROX MA 02119
7. Mario Araujo
8. Jacqui Harris 34 Forester ST Rox
9. Popoleão Vieira 30 Albion St. Rox, Ma. 02119
10. Elgia Andrade 15 Langdon St. Rox, Ma. 02119
11. Dominga de Pina 11 Langdon St. Rox, Ma. 02119
12. Natalia Barbera 21 Langdon St. Rox. ma. 02119
13. Mary Washington 45 Brook Ave Rox mas 02119
14. Gail Latimore 52 Mt Pleasant Ave 02119
15. Margaret Fletcher 82 Mt. Pleasant Ave. Rox 02119
16. Charlene St. Heat 11 Albion St Roxbury 02119
17. Maria Debina Lopes 15 Langdon St Roxbury mass 02119
18. Mueqay Sultan 27 Wyland St 02125
19. Jena Johnson 471 Dudley St. 02119
20. Maria J. Burgo 20 Langdon St Rox 02119

We, the undersigned residents of the Dudley Street Neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121A application of Dudley Neighbors' Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME

ADDRESS

1. Deana Barghothi Mayor Flynn's Office
2. Marzanda Firdalego 34 Clarence St ROX.
3. Mayor Ray Flynn -
4. Damon J Gray 13 North Ave
5. Theresa Johnson 471st Dudley St Boston MA
6. Damaris Torres Dudley St Boston MA 02119
7. MANUEL MIRANDA-21 CLARENCE ST ROXBURY MA 02119
8. CARLOS Silveira 12 Marshfield St Roxbury MA 02119
9. Jessie Fairer 35 Union St ROXBURY MA 02119
10. BEATRIZ DE PINA 35 FOX ST. ROXBURY
11. Marvin Beanborn 11 N. Main St DORCH MA
12. Rosemary Turley 44 St. Paul St BOSTON MA 02119
13. Ricardo Gutierrez 59 Burnett St. ROX.
14. Teresa Rivera 10 Marshfield St. ROX
15. Jose M. Silveira 21 Marshfield St ROX
16. Jose M. BARROS 54 E. Cottage St Dorchester MA 02122
17. Dora Barros 54 E Cottage St Dorchester MA 02125
18. Tita R. Montano 54 E Cottage St
19. Kemi Philip 34 Clarence St, Rox, Mass
20. MELISSA CAVALHO

We, the undersigned residents of the Dudley Street neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121% application of Dudley Neighbors' Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME

ADDRESS

1. ZODIAC AMIL 96 Brook Ave. Dor.
2. Adam Carvallo 30 Shirley st.
3. Rosalina Teixeira 524 Dudley st
4. Antonia Teixeira 41 East Cottage St.
5. ZODIAC AMIL 96 Brook Ave. Dor
6. Peter McDonough 1252 Mass Ave Apple Auto
7. FRED KING 21 Standish St Newton Highlands 02161
- 8.
- 9.
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We, the undersigned residents of the Dudley Street neighborhood are rallying today to urge the Boston Redevelopment Authority's Board of Directors to approve the 121A application of Dudley Neighborhood, Inc. Only through the proposed eminent domain authority will this neighborhood be able to control future development and revitalize our community. With this authority, we will be able to work with the City of Boston to produce badly needed affordable housing in our community.

NAME

ADDRESS

1. Simoa Monteiro
2. Armando Monteiro
3. Carlos Silveira 442-8720
- 4.
- 5.
- 6.
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DOC. #5113
ADOPTED 11/10/88

CHAPTER 121A APPLICATION
ADDENDUM

SUBMITTED BY
DUDLEY NEIGHBORS, INCORPORATED
3 OCTOBER 1988

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 - VACANT LAND OWNERS WITHIN THE PROJECT AREA
 - PROPERTY OWNERS AND ABUTTERS TO THE PROJECTION AREA

DUDLEY NEIGHBORS, INC.

121A APPLICATION

ERRATA

THE ITEMS NOTED BELOW SHOULD BE SUBSTITUTED AT THE APPROPRIATE PLACE IN THE APPLICATION. CHANGE IN TEXT IS UNDERLINED.

Page 1, Fact Sheet - 3rd Paragraph, "Project", 2nd Sentence

"....These 15 acres of land will be combined with approximately 15 acres of city-owned land in the same area to create 10 parcels capable of supporting a feasible number of new units of family housing to be developed by various non-profit, community based, and for-profit minority and majority developers."...

Page 2, Fact Sheet

...."The Applicant proposes that developer designations begin during the first quarter of 1989 and that construction commence at the third quarter of 1989 and continue through the third quarter of 1993."...

Page 12, (a) - Fourth Paragraph

...."The housing is expected to be a mix of town houses, rowhouses, two and one half-to-three story multi-family buildings and midrise structures." the primary target population will be limited income families with children, with an expected overall income mix of 40% low, 30% moderate and 30% market households.

Page 14 - Second Paragraph, Second Sentence

..." As a community controlled private entity, the Applicant will assemble sites that the neighborhood has identified and will cause no displacement of existing legal owners and occupants." (Rest of paragraph is deleted).

Page 15, First Paragraph

"Once the 121A approval is obtained, and the assembly process underway, it is contemplated that the City and the Applicant would convey their parcels for eventual ground lease according to an agreed upon developer designation process".

Page 15, (h) - Second Sentence

..."If there are any homeowners who, due to their proximity to vacant land, wish to have their property included in the development program, the Applicant would then file an amendment to this application."

Page 17, Second Paragraph

Delete second sentence: "Conventional developments are expected to form partnerships."

Page 18 - First Two Bulleted Items

o "The full Board of Directors of DSNI shall have the power to name five additional voting members, at least three of whom shall be residents of the DSNI target area;"

o "The Mayor of Boston shall appoint one voting member, and the City Councilor for the Seventh District and the Roxbury Neighborhood Council shall each appoint one voting member, both of whom shall be residents of the DSNI target area; and"

Page 24, Development Schedule - New Third Bulleted Item

"It has come to an understanding with the staff of the Public Facilities Department on an overall strategy for the area. This strategy includes the acquisition of the privately owned vacant lots by DNI and the joint disposition, with PFD, of the combined private and public sites so that developer designation can proceed."

Page 27, (viii)

"Construction completion and occupancy are expected to occur on the average 12-18 months subsequent to the start of construction, or from approximately October 1990 until approximately October 1994."

Appendix 6, Draft 6A Contract - Item 8

..."The term of this contract shall be for a period that would be coterminous with applicable Federal, State or Local subsidy programs, or any similar or successor programs."...

Appendix 9, Title Page

Should read: "AGREEMENT NOT TO DISPOSE OF INTERESTS"

Appendix 10, Deviations Requested

"Deviations from the Building and Zoning Codes, if required, will be the subject of application for variances to the SPZAC, Roxbury IPOD/PZAC, Zoning Board of Appeals and/or other appropriate municipal body or agency by the developer(s) of specific parcels."

Appendix 12, Relocation Plan

"The Applicant does not currently contemplate any action which would result in the relocation of existing legal homeowners and/or occupants."

EXHIBIT I

PROTOTYPE DEVELOPMENT

500 UNITS

Sources of Financing

1988

		COOP 125	PRIVATE 250	PUBLIC 125	TOTAL 500
CONSTRUCTION SOURCES					
	INT. RATES				
CDBG Grant	-	375,000	1,375,000	2,000,000	3,750,000
Housing Innovation Fund	-		2,500,000		2,500,000
MHFA Tax Exempt	9%	12,500,000	25,000,000	5,500,000	43,000,000
Net Syndication Proceeds	-	3,250,000			3,250,000
Linkage Proceeds (Cash)	-			2,000,000	2,000,000
City Loan with L.C.	5%		3,375,000	6,625,000	10,000,000
TOTAL		\$16,125,000	\$32,250,000	\$16,125,000	\$64,500,000

TAKE-OUT/PERMANENT SOURCES

CDBG Grant		1,250,000		1,250,000
Housing Innovation Fund		2,500,000		2,500,000
MHFA Multi-Family	12,500,000			12,500,000
MHFA Single Family		20,000,000		20,000,000
Purchaser Down Payments		1,750,000		1,750,000
BHA Purchase Proceeds			12,500,000	12,500,000
Net Syndication Proceeds	3,250,000			3,250,000
Linkage Proceeds (Cash)		2,000,000		2,000,000
Bridge Loan Repaid by Linkage	375,000	4,750,000	3,625,000	8,750,000
TOTAL	\$16,125,000	\$32,250,000	\$16,125,000	\$64,500,000

THE SOURCES OF FINANCING SHOWN ARE PRELIMINARY IN NATURE, FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT ANY COMMITMENTS BY CITY OF BOSTON OR COMMONWEALTH OF MASSACHUSETTS AGENCIES OR DEPARTMENTS TO THE DEVELOPMENT PROGRAM DESCRIBED IN THE PROFORMA OR THE APPLICATION.

IT IS EXPECTED THAT FINANCING WILL BE OBTAINED FROM A VARIETY OF PUBLIC AND PRIVATE SOURCES AND, DEPENDING ON THE AVAILABILITY OF FUNDS AND/OR THE EXISTENCE OF THE PROGRAMS NOTED OR SIMILAR PROGRAMS, MAY INCLUDE FUNDS FROM SOME OR ALL OF THE SOURCES DELINEATED IN THE PROFORMA.

DEVELOPMENT PHASING

It is anticipated that work would begin in the northern part of the Dudley Triangle and proceed southerly. The Triangle has been divided into ten development parcels. This preliminary division was done to achieve a mix of development parcels suitable for the range of developers expected to be involved in the revitalization effort. Because the existing street grid pattern will be maintained, the proposed parcelization is based on combining adjacent blocks as shown in the site plan submitted as part of the application.

Below are the preliminary development parcels and their approximate boundaries. Following is a preliminary draft phasing schedule for development in the Triangle.

DEVELOPMENT PARCELS

- Parcel A: Blue Hill Avenue, Dudley Street, Dennis Street and Huckins Street.
- Parcel B: Blue Hill Avenue, Huckins Street, Dennis Street, Woodville Street and West Cottage Street
- Parcel C: Dudley Street, Dennis Street, Woodville Park, Readfield Place, West Cottage Street and Brook Avenue.
- Parcel D: Dudley Street and Brook Avenue.
- Parcel E: Eastern blockfront of Dudley Street between Albion Street and Howard Avenue.
- Parcel F: Blue Hill Avenue, West Cottage Street, Julian Street and Judson Street.
- Parcel G: Judson Street, Dean Street, Howard Avenue, Dudley Street, Brook Avenue and West Cottage Street.
- Parcel H: Julian Street, Blue Hill Avenue, Brookford Street and Judson Street.
- Parcel I: Dean Street, Judson Street and Howard Avenue.
- Parcel J: Howard Avenue, Hartford Street, Robin Hood Street, Folsom Street and Harlow Street.

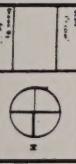


CPF
DOMENECH & HICKS, INC.
ARCHITECTS

155 MASSACHUSETTS AVE
 BOSTON, MA 02115
 617 267-6710

DUDLEY STREET NEIGHBORHOOD INITIATIVE

THE DUDLEY TRIANGLE SITE PLAN



Scale: 1" = 100'
 Date: 10/17/87
 Drawn by: [Name]
 Checked by: [Name]
 Title: [Name]

DUDLEY NEIGHBORS, INC.
121A APPLICATION
DEVELOPMENT SCHEDULE
PRELIMINARY DRAFT PHASING

=====

PARCEL NO. -----	ESTIMATED NO. UNITS -----	PROJECTED CONSTR. START -----	PROJECTED OCCUPANCY -----
A	52	10/89	3/91
B	88	3/90	9/91
C	99	9/90	3/92
D	32	3/91	9/92
E	66	10/91	3/93
F	40	3/92	9/93
G	94	10/92	3/94
H	32	3/93	9/94
I	34	10/93	3/95
J	35	10/93	3/95
	----- 572		

THE DEVELOPMENT SCHEDULE ABOVE IS PRELIMINARY IN NATURE AND WILL PROBABLY BE MODIFIED AS THE DETAILS OF OF THE DEVELOPMENT PROGRAM SUCH AS FINANCING, ARCHITECTURALS, SUBSOIL CONDITIONS, ETC. ARE MORE FULLY DEVELOPED.

DUDLEY NEIGHBORS INCORPORATED

AGREEMENT NOT TO DISPOSE OF INTERESTS

WHEREAS, Dudley Neighbors Incorporated has filed with the Boston Redevelopment Authority an Application of even date under the provisions of Chapter 121A of the General Laws as amended, for authorization to form an Urban Redevelopment Corporation under Chapter 121A to be organized under Chapter 180 of the General Laws (the "121A Entity") and for approval of a Redevelopment Project to be undertaken on property located within the area in Boston (Roxbury) described in Appendix A hereto (the "Project");

NOW, THEREFORE, the undersigned, pursuant to the Rules and Regulations governing Chapter 121A Projects in the City of Boston dated June 22, 1978 and last amended January 16, 1985, hereby covenants with the Authority that it will not dispose of its interest in the Project prior to completion of the construction of the Project without first obtaining the approval of the Authority. The Authority, by acceptance of this instrument, agrees that such approval shall not be unreasonably withheld or delayed.

EXECUTED this day of , 1988.

DUDLEY NEIGHBORS INCORPORATED

By: Chet Madryun
President

By: Paul G. Old Treasurer

PART I
REVISED
REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

HUD-6004
(9-69)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: DUDLEY NEIGHBORS, INC..
- b. Address and ZIP Code of Redeveloper: C/O DSNI, 385 Dudley St., Roxbury, MA 02119
- c. IRS Number of Redeveloper: Not Available
2. The land on which the Redeveloper proposes to enter into a ~~contract for~~ ^{an} understanding with respect to, ~~the purchase or lease of land from~~ ~~XXXXXXXXXXXX~~

(Name of Local Public Agency)

in The Dudley Triangle Project Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Bounded by the triangle formed by Blue Hill Avenue, Dudley Street Brookford and Hartford, Robin Hood and Folsom Streets, plus several nearby tracts of land all as described in the accompanying 121A application.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
Dudley Neighbors, Inc. was organized on August 17, 1988
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Che Madyun, 593 Dudley St., Dor., MA 02115	) Initial incorporators
Paul Yelder, 36 Worcester Sq. Boston, MA 02118	) with membership status
Della Jones, 114 Winthrop St., Rox., MA 02119	) until their successors
	are duly qualified
	pursuant to the provisions
	of the Bylaws.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
------------------------------------	--

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NOT APPLICABLE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 50 to 100 million
- b. Cost per dwelling unit of any residential redevelopment. \$ 129,000
- c. Total cost of any residential rehabilitation. \$ N/A
- d. Cost per dwelling unit of any residential rehabilitation. \$ N/A

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
SEE PROFORMA FOR PROTOTYPICAL 500 UNIT DEVELOPMENT IN 121A APPLICATION		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

HEAT AND HOT WATER, 1 PARKING SPACE

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Refrigerators and Stoves

CERTIFICATION

X (We)¹ We, Che Madyun and Della Jones

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of ~~my~~ (our) knowledge and belief.²

Dated: 9/9/88

Dated: 9/9/88

X Che Madyun
Signature

X Della M. Jones
Signature

President

Title

Clerk

Title

593 Dudley St., Dorch., MA 02115
Address and ZIP Code

114 Winthrop St., Roxbury, MA 02119
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

Appendix 15: Supplemental Materials - Index

Please note the following section identifications for the items included within Appendix 15: Supplemental Materials.

- A. List of Parcels Owned Within and Abutters to the Project Area
The list is entitled: "Assessing Dept. Fiscal 1987 Tax and Exempt Real Estate, Ward and Street Name Sequence." The pages are non-continuously numbered 4-383.
- B. List of Vacant Parcels
The list is entitled: "List of Vacant Parcels, Dudley Triangle Private Land Ownership." Pages numbered 1-5.
- C. Lists of Outstanding Municipal Liens and Obligations
 - C.1. Entitled: "Collector Treasurer's Office, Dudley Street Neighborhood Initiative Vacant Land." Pages numbered 1-7.
 - C.2. Entitled: "Inspectional Services Department, Liens Checked by ISD for Vacant Land Dated 8/6/88 for PublicFacilities Dept." Pages numbered 1-6.
 - C.3. First page: Cover letter from Boston Water and Sewer Commission re: outstanding damages due.
List following entitled: "Dudley Street Neighborhood Initiative Vacant Land." Pages numbered 1-7.
 - C.4. Entitled: "Pending Abatement Requests, Dudley Street Neighborhood Initiative, Vacant Land." Page 6.
- D. "The Dudley Street Neighborhood Initiative Revitalization Plan: A Comprehensive Community Controlled Strategy." September 1987.

DUDLEY TRIANGLE PROJECT



Vacant Land --	Private
Privately Owned	

Private Land in Tax Title

\$1-\$5,000 = ○ \$10,001 - \$25,000 = ○

\$5,001 - \$10,000 = ○ \$25,000 and up = ○

(Filled in circle means petition has been filed)



Prepared by
Public Facilities Department
Planning Division
and
Dudley Street Neighborhood
Initiative

DUDLEY TRIANGLE PROJECT



Vacant Land -- Public

Publicly Owned



Prepared by
Public Facilities Department
Planning Division
and
Dudley Street Neighborhood
Initiative

DUDLEY TRIANGLE PROJECT



Vacant Land -- Public and Private

Privately Owned  Open Space 
Publicly Owned 

Private Land in Tax Title

\$1-\$5,000 = ○ \$10,001 - \$25,000 = ○
\$5,001 - \$10,000 = ○ \$25,000 and up = ○
(Filled in circle means petition has been filed)



Prepared by
Public Facilities Department
Planning Division
and
Dudley Street Neighborhood
Initiative

DUDLEY TRIANGLE 121A PROJECT AREA
PRIVATE VACANT LAND
ALPHA BY STREET

WARD	PARCEL	ADDRESS	SQ FT	OWNER	TAX DUE
08	02850	6X BLUE HILL AVE	3248	FRAZIER, EVAN	0
08	02849	16 BLUE HILL AVE	2956	REDDINGTON JOHN J JR	789
08	02793	27X BLUE HILL AVE	3133	MACKALL JAMES	10650
08	02887	40X BLUE HILL AVE	5392	NASH JOHN	2940
08	02912	58RX BLUE HILL AVE	6800	BROOKS DONALD	0
08	02910	60 BLUE HILL AVE	4179	BAHAROIAN ALICE	0
08	02970	66X BLUE HILL AVE	2284	WILSON, ALICE	0
08	02969	68X BLUE HILL AVE	2548	WILSON ALICE	0
08	02968	70X BLUE HILL AVE	3500	NOVIELLO GUISEPPINA	8310
13	00337	148B BLUE HILL AVE	5117	CADOGAN, GERARD	4710
13	00412	184 BLUE HILL AVE	2368	TIMSON, JOHN H.	0
08	02911	60RX BLUE HILL AVE	3825	WORRELL, HAROLD	0
08	03132	5X BROOK AVE	2508	SHAHEEN, NICHOLAS	0
08	03144	10 BROOK AVE	4431	MOTHERS OF TODDLERS	0
08	03143	12 BROOK AVE	6300	SCOTT REALTY	0
08	03136	13 BROOK AVE	4834	ALSTON, QUINCY	13647
08	03137	15 BROOK AVE	3585	ALSTON QUINCY E	0
08	03156	40 BROOK AVE	2700	GUINIER, JANE T	11304
08	03186	42 BROOK AVE	3468	TRABUCCO, LAWRENCE	13598
08	03068	47 BROOK AVE	7393	MILLER, JAMES	19463
13	00038	86 BROOK AVE	3755	SILVIA, ADA J.	17961
13	00057	101-103 BROOK AVE	7025	SPURIA, JOSEPH	41361
13	00058	107 BROOK AVE	4873	CANNATA, ALFONSO	43342
13	00059	121 BROOK AVE	4278	DICICCO, LOUIS & ANNA BE	18108
13	00296	16 BROOKFORD ST	3830	HAMILTON, ALICE	0
13	00293	22 BROOKFORD ST	2168	MARKS, HENDERSON SR.	0
13	00292	24 BROOKFORD ST	1998	DAROSA, ROMERO	17918
13	00285	30 BROOKFORD ST	2407	DEVAUGHN, BOOKER T. JR.	56
13	00271	40 BROOKFORD ST	3311	FLOWMAN, LLOYD F. JR.	1337
13	00270	42 BROOKFORD ST	3700	RYAN, RICHARD G.	8900
13	00381	3X COTTAGE CT	1620	BROWER, WEBSTER P.	0
13	00358	5-7 DALIN PL	1866	LEE, JIM JR.	1950
13	00360	11 DALIN PL	2400	JOHNSON, AGNES L.	5232
13	00361	14-16A DALIN PL	3403	SESSONS, DELACI	25164
13	00143	10 DEAN ST	3760	MORALES, FUNDADOR	8790
13	00042	11 DEAN ST	4584	ANDREWS, JOSEPHUS C	22765
13	00142	12 DEAN ST	3760	RAMOS, GUILLERMO	16800
13	00141	14X DEAN ST	3760	WASHINGTON, MARY L. TRST	5940
13	00140	18 DEAN ST	3245	SHELTON, LOVIE J. ETAL	2040
08	02830	3X DENNIS ST	1217	WHITE, MARGARET	2980
08	02831	5X DENNIS ST	1203	MARKIR, LEONARD	150
08	02832	7X DENNIS ST	1261	MARKIR, LEONARD	150
08	03114	8X DENNIS ST	2324	SCANDONE, LINDA	0
08	02833	9X DENNIS ST	1325	MARKIR LEONARD	130

DUDLEY TRIANGLE 121A PROJECT AREA
PRIVATE VACANT LAND
ALPHA BY STREET

WARD	PARCEL	ADDRESS	SQ FT	OWNER	TAX DUE
08	03113	10 DENNIS ST	2324	SCANDONE, LINDA	0
08	03112	12X DENNIS ST	3050	SCANDONE, LINDA	0
08	03111	14 DENNIS ST	2669	SCANDONE, LINDA	0
08	03082	34 DENNIS ST	4203	COOPER, WILLIAM	29150
08	03081	38 DENNIS ST	2971	MATTHEWS, VERSIE	15150
08	02903	39 DENNIS ST	2890	ANTONIOU, IRENE	20900
08	03083	42 DENNIS ST	3060	KIMBROUGH, ULYSSES	0
08	02955	51 DENNIS ST	6660	GLORIOUS CHURCH	3730
13	00051	3 DOWNEY CT	2381	ROBERTS, FERN A.	4000
13	00053	6 DOWNEY CT	2490	SMALLEY, ALFRED A.	4900
13	00290	15X DROMEY ST	1711	GOODWIN, CHARLOTTE I.	10570
13	00276	16X DROMEY ST	2121	SMITH, WILLIAM	3536
13	00275	18 DROMEY ST	1533	BENNETT, JOSEPH M.	0
08	02708	353 DUDLEY ST	2048	JIM LEE	0
08	02709-002	361 DUDLEY ST	1092	LEE JIM	22260
08	02710	363 DUDLEY ST	2186	LEE JIM	32257
08	02714	365RX DUDLEY ST	4800	LEE JIM	7443
08	02715	367 DUDLEY ST	5965	SAMARIA EVANGELICAL CHURCH	0
08	02217	368 DUDLEY ST	4147	BERGER STANLEY I	0
08	02216	372 DUDLEY ST	2513	TARPEY BERNARD	36326
08	02215	374 DUDLEY ST	1800	BERGER STANLEY	56
08	02214	376 DUDLEY ST	1526	BUFFORD, GEORGE	24933
08	02213	378 DUDLEY ST	1223	BERGER STANLEY	0
08	02859	441 DUDLEY ST	2125	GARCIA, JOSE	35000
08	02860	443 DUDLEY ST	2125	GARCIA, JOSE	17000
08	00626	444 DUDLEY ST	1847	DAVEY, WILLIAM	0
08	00625	446X DUDLEY ST	1877	DAVEY, WILLIAM TRUST	0
08	02868	453 DUDLEY ST	2160	WILSON BEAUFORD	15000
08	03115	459 DUDLEY ST	3500	SHAFFER, WILLIAM TRUST	21215
08	03116	467 DUDLEY ST	1764	OLIVO, DANIEL	16930
08	03126	479X DUDLEY ST	3200	PECK, MARVIN	46000
08	03129	485 DUDLEY ST	2400	DEJESUS, ALFREDO	7500
08	03130	489 DUDLEY ST	2425	CASSERLY, CHRISTINE	0
08	03131	493 DUDLEY ST	3396	CASSERLY, CHRISTINE	0
08	00256	498 DUDLEY ST	1121	SCOTT REALTY CO INC	0
08	03146-001	503 DUDLEY ST	3267	SMITH SHIRLEY	135
08	03150	519-521 DUDLEY ST	4766	SCOTT REALTY	0
08	00202	526 DUDLEY ST	2783	LOEW, ELIAS	16930
08	00201	530 DUDLEY ST	4957	LOEW, ELIAS	20436
08	03167	535 DUDLEY ST	5573	MARTINEZ JULIO ERNESTO	958
08	00199	536A DUDLEY ST	2617	ROBINSON, CHARLES	25000
08	00156	544 DUDLEY ST	11793	BRUCKER, RHODA	29513
08	00132	554A DUDLEY ST	13706	DESILVA PAUL	0
08	00131	590 DUDLEY ST	2635	TORO, WILFRED	16345
08	00129	594 DUDLEY ST	2615	WEINSTEIN, SAUL TRUST	7480

DUDLEY TRIANGLE 121A PROJECT AREA
PRIVATE VACANT LAND
ALPHA BY STREET

WARD	PARCEL	ADDRESS	SQ FT	OWNER	TAX DUE
08	00128	596 DUDLEY ST	2605	WEINSTEIN, SAUL TRUSTS	7400
08	00125	602 DUDLEY ST	2576	WEINSTEIN, SAUL	11700
08	03127	479RX DUDLEY ST	3200	PECK, MARVIN	0
13	00403	8 FAIRBURY ST	1000	ZERO JOSEPH & ANNA BE	19640
13	00401	12 FAIRBURY ST	1000	KNIGHT, GREGORY B.	0
13	00400	14X FAIRBURY ST	1000	KNIGHT, GREGORY B.	0
13	00399	16X FAIRBURY ST	1000	KNIGHT, GREGORY B.	0
13	00398	18X FAIRBURY ST	1100	KNIGHT, GREGORY B.	0
13	00397	20X FAIRBURY ST	1100	BUTLER, CARRIE M.	8800
13	00402	10 FAIRBURY ST	1000	KNOGHT, GREGORY B.	0
13	00330	20 GAYLAND ST	3200	LEWIS, GRANT & GLADYS BE	28600
13	00178	1 HARTFORD TERR	5650	GONZALEZ, JUAN	5295
13	00179	1RX HARTFORD TERR	6422	LEWIS, WILLIE A JR.	5111
13	00073	3 HOWARD AVE	2500	PAGAN, GIRLSEA	20927
13	00086	33-31 HOWARD AVE	3375	LYNCH, MARY E.	44750
13	00160	42 HOWARD AVE	3160	RIDINGER, CECIL R. TRUST	3045
13	00122	59 HOWARD AVE	2858	ESKEW, ARTHUR M.	16528
13	00123	61 HOWARD AVE	2751	WILLIAM, JAMES H.	16520
13	00076	5 HOWARD PL	4371	ST. JOHN, RALPH	1520
08	02839	16 HUCKINS ST	4759	HAZELTON MARY H	8840
13	00324	5 JUDSON ST	9339	BETHANY BAPTIST CHURCH	340
13	00326	15 JUDSON ST	2505	SALMON, ALTON	15600
13	00106	22X JUDSON ST	4913	HENRIQUEZ, RICARDO J.	40
13	00310	41A JUDSON ST	2637	LEAVITT JOHN	20202
13	00336	2X JULIAN ST	3115	CADOGAN, GERARD	3070
13	00367	6 JULIAN ST	2250	BUCCINI, CONCEZIO	21370
13	00366	10 JULIAN ST	2475	GERMAINE, RICHARD F.	2500
13	00387	11 JULIAN ST	2250	FLOWERS, ANNIE L.	8950
13	00365	14X JULIAN ST	2475	ACKERMAN, OSCAR	25000
13	00390	17 JULIAN ST	2250	CARR, DORTHEA F.	14520
13	00364	18 JULIAN ST	3600	DADDABBO, KENNETH	11540
13	00356	24X JULIAN ST	3454	PORTNOY, NATHAN & EVA L. BE	3170
13	00355	26 JULIAN ST	2689	WEBB, JAMES	730
13	00380	34 JULIAN ST	1380	BROWER, WEBSTER P.	0
13	00307	35 JULIAN ST	2810	MUCCIOLO, ROSE ET AL	19430
13	00379	36 JULIAN ST	3000	MILIARES HERBERT P.	42
13	00282	53 JULIAN ST	3751	ANDREWS, EDWARD	19200
13	00283	55 JULIAN ST	4584	KALINOWSKI, MARY	21130
13	00129	66X JULIAN ST	3438	FIRENZE, MARIE A.	17660
08	02794	2X LA GRANGE PL	1830	MARGOLIS CALVIN	0
08	02795	4X LA GRANGE PL	4340	MARGOLIS CALVIN	0
08	02864	3 LEWIS PLACE	4291	MACDONALD, CATHERINE	6600

DUDLEY TRIANGLE 121A PROJECT AREA
PRIVATE VACANT LAND
ALPHA BY STREET

WARD	PARCEL	ADDRESS	SQ FT	OWNER	TAX DUE
08	03122	LOT A	MILLER PK	1239 TURVILLE REALTY INC	3380
08	03123	LOT C	MILLER PK	1232 TURVILLE REALTY INC	3380
08	02907	112	MORELAND ST	2444 WILSON, ALICE	0
08	03079	138X	MORELAND ST	2550 EVERETT, HENRY	15310
08	2708	4	NEWMAN PL.	2400 SULLIVAN, JOHN L.	0
08	03164	4X	NORTH AVE	1368 MARTINEZ, JULIO ERNESTO	200
08	03159	14	NORTH AVE	3800 PAULDING, JOSEPH	13760
13	00301	2	RAND PL	3640 SULLIVAN, BARRY K.	1100
13	00202	21	ROBIN HOOD ST	6849 PILET, SEYMOUR M.	31039
08	03110	6	ROLLINS CT	1705 KELLY WILLIAM	0
08	03109	8	ROLLINS CT	1400 KELLY WILLIAM	0
08	03108	10	ROLLINS CT	1400 KELLY WILLIAM	0
08	03107	12	ROLLINS CT	1746 KELLY WILLIAM	0
08	02996	9	STAFFORD	1920 ACKERMAN, THOMAS	0
08	02960	6R	STAFFORD ST	3900 BRADY, NAPOLEON	720
08	02995	7	STAFFORD ST	1920 BULLOCK RICHARD SR. TRUST	0
08	02958	8	STAFFORD ST	3900 MOORE CECIL	5460
08	02959	10	STAFFORD ST	3900 MOORE CECIL	5850
08	02997	11	STAFFORD ST	1920 ACKERMAN, THOMAS	13200
08	03180	25	W COTTAGE	2850 AROCHO JOSE	0
08	03000	105	W COTTAGE	6121 RUSSO FRANK J	11555
13	00009	14	W COTTAGE ST	5000 MCGOWAN, ROOSEVELT	3170
13	00089	32	W COTTAGE ST	1846 ROBERTS MICHAEL EDMAN	31640
13	00113	44X	W COTTAGE ST	3848 WOODLEY, WILLIAM JR.	20870
13	00316	84	W COTTAGE ST	4290 TILLET, TERENCE	0
08	03176	15	WEST COTTAGE ST	2280 MYERS DONNIE	11160
08	03177	17	WEST COTTAGE ST	2280 MYERS DONNIE	6270
08	03178	19	WEST COTTAGE ST	2850 AROCHO, JOSE	0
08	03073	35	WEST COTTAGE ST	5531 EDWARDS, LESSIE	0
08	003179	21	WEST COTTAGE ST	2850 JOHNSON, RAYMOND A.	0
08	02918	145	WINTHROP ST	2950 HOOD, JOHN	21900
08	02881	146	WINTHROP ST	1476 HIGGINBOTTOM JOHN TRUST	15100
08	02880	148	WINTHROP ST	1208 HUGGINBOTTOM JOHN TRUST	14420
08	02879	150	WINTHROP ST	1223 HIGGINBOTTOM JOHN TRUST	15930
08	02878	152	WINTHROP ST	1235 HIGGINBOTTOM JOHN TRUST	14420
08	02877	154	WINTHROP ST	1246 HIGGINBOTTOM, JOHN TRST	14160
08	02876	156	WINTHROP ST	1060 HIGGINBOTTOM JOHN TRUST	29460
08	03092	182X	WINTHROP ST	3678 ANTONIO, JOHN	0
08	03053	4	WOODVILLE PK	2079 JENKINS TILLMAN	0
08	03052	6	WOODVILLE PK	1935 GRAY, WILLIAM	0

DUDLEY TRIANGLE 121A PROJECT AREA
PRIVATE VACANT LAND
ALPHA BY STREET

WARD	PARCEL	ADDRESS	SQ FT	OWNER	TAX DUE
08	03049	12X WOODVILLE PK	1659	BATTLE, MURPHY & OLIVE	1940
08	03029	7 WOODVILLE ST	3500	KENRICK HARRY	0
08	03011	22 WOODVILLE ST	7792	FORD, NEIL M.	1200
08	02977	31 WOODVILLE ST	2510	COLON, DIONISIO	15170
08	02978	33 WOODVILLE ST	2510	YURRITA JOSEPH	5800
08	02979	37 WOODVILLE ST	5593	YURRITA JOSEPH	0
08	03007	38 WOODVILLE ST	6605	ADAMS, HELEN	740
08	02980	41 WOODVILLE ST	4473	JAMB ENTERPRISES	15213
08	03033	6X WOODVILLE TERR	3329	BOTHWELL, PAUL C	0
13	00200	2 WOODWARD PARK	2250	CORCORAN, THERESA M.	0
13	00199	4 WOODWARD PARK	2250	CORCORAN THERESA M.	0
13	00159	27 WOODWARD PARK	1874	GRIFFITH, MAUREEN	8243
*** Total ***			581074		1578668

DUDLEY STREET NEIGHBORHOOD INITIATIVE
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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** ACKERMAN, OSCAR								
13/00365	14X JULIAN ST	2475	ACKERMAN, OSCAR	JULIAN ST.	ROXBURY	MA	02119	25000
** Subtotal **		2475						25000
** ACKERMAN, THOMAS								
08/02997	11 STAFFORD ST	1920	ACKERMAN, THOMAS	21 CRESTWOOD PARK	ROXBURY	MA	02119	13200
08/02996	9 STAFFORD	1920	ACKERMAN, THOMAS	21 CRESTWOOD PARK	ROXBURY	MA	02119	0
** Subtotal **		3840						13200
** ADAMS, HELEN								
08/03007	38 WOODVILLE ST	6605	ADAMS, HELEN	5 DEDWOOD RD	SHARON	MA		740
** Subtotal **		6605						740
** ALSTON QUINCY E								
08/03137	15 BROOK AVE	3585	ALSTON QUINCY E	5 EMROSE TERRACE	DORCHESTER	MA	02125	0
** Subtotal **		3585						0
** ALSTON, QUINCY								
08/03136	13 BROOK AVE	4834	ALSTON, QUINCY	5 EMROSE TERRACE	DORCHESTER	MA	02125	13647
** Subtotal **		4834						13647
** ANDREWS, EDWARD								
13/00282	53 JULIAN ST	3751	ANDREWS, EDWARD	53 JULIAN ST.	ROXBURY	MA	02119	19000
** Subtotal **		3751						19000
** ANDREWS, JOSEPHUS C								
13/00042	11 DEAN ST	4584	ANDREWS, JOSEPHUS C	AMESBURH LN	LITTLE COMPTON	RI	02837	22765
** Subtotal **		4584						22765
** ANTONIO, JOHN								
08/03092	182X WINTHROP ST	3678	ANTONIO, JOHN	39 GERALDINE LA	BRAINTREE	MA	02134	0
** Subtotal **		3678						0
** ANTONIOU, IRENE								
08/02903	39 DENNIS ST	2890	ANTONIOU, IRENE	230 DOWNEY ST	WESTWOOD	MA		20900

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HARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		2990						20900
** AROCHO JOSE								
08/03180	25 W COTTAGE	2850	AROCHO JOSE	25 W COTTAGE	ROXBURY	MA	02125	0
** Subtotal **		2850						0
** AROCHO, JOSE								
08/03178	19 WEST COTTAGE ST	2850	AROCHO, JOSE	25 WEST COTTAGE ST	ROXBURY	MA	02119	0
** Subtotal **		2850						0
** BAHAROIAN ALICE								
08/02910	60 BLUE HILL AVE	4179	BAHAROIAN ALICE	64 BLUE HILL AVE	ROXBURY	MA	02119	0
** Subtotal **		4179						0
** BATTLE, MURPHY & OLIVE								
02/03049	12X WOODVILLE PK	1659	BATTLE, MURPHY & OLIVE	27 EVELYN STREET	MATTAPAN	MA	02126	1940
** Subtotal **		1659						1940
** BENNETT, JOSEPH M.								
13/00275	18 DORNEY ST	1533	BENNETT, JOSEPH M.	47 JUDSON ST.	DORCHESTER	MA	02125	0
** Subtotal **		1533						0
** BERGER STANLEY								
08/02213	378 DUDLEY ST	1223	BERGER STANLEY	1244 BOYLSTON ST.	CHESTNUT HILL	MA	02167	0
08/02215	374 DUDLEY ST	1800	BERGER STANLEY	1244 BOYLSTON ST.	ROXBURY	MA	02119	56
** Subtotal **		3023						56
** BERGER STANLEY I								
08/02217	368 DUDLEY ST	4147	BERGER STANLEY I	1244 BOYLSTON	CHESTNUT HILL	MA	02167	0
** Subtotal **		4147						0
** BETHANY BAPTIST CHURCH								
10/00324	5 JUDSON ST	9339	BETHANY BAPTIST CHURCH	JUDSON ST.	ROXBURY	MA	02119	140

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		9339						340
** BOTHWELL, PAUL C								
08/03033 6X	WOODVILLE TERR	3329	BOTHWELL, PAUL C	4 WOODVILLE TERR	ROXBURY	MA	02119	0
** Subtotal **		3329						0
** BRADY, NAPOLEON								
08/02960 6R	STAFFORD ST	3900	BRADY, NAPOLEON	BOX 737	ROXBURY	MA	02119	720
** Subtotal **		3900						720
** BROOKS DONALD								
08/02912 58RX	BLUE HILL AVE	6800	BROOKS DONALD	10 INTERVALE ST	ROXBURY	MA	02119	0
** Subtotal **		6800						0
** BROWER, WEBSTER P.								
13/00380 34	JULIAN ST	1380	BROWER, WEBSTER P.	4 COTTAGE CT.	ROXBURY	MA	02119	0
13/00381 3X	COTTAGE CT	1620	BROWER, WEBSTER P.	4 COTTAGE CT.	DORCHESTER	MA	02125	0
** Subtotal **		3000						0
** BRUCKER, RHODA								
08/00156 544	DUDLEY ST	11793	BRUCKER, RHODA	101 MONMOUTH APT 103	BROOKLINE	MA	02146	29513
** Subtotal **		11793						29513
** BUCCINI, CONCEZIO								
13/00367 6	JULIAN ST	2250	BUCCINI, CONCEZIO	6 JULIAN ST.	ROXBURY	MA	02119	21370
** Subtotal **		2250						21370
** BUFFORD, GEORGE								
08/02214 376	DUDLEY ST	1526	BUFFORD, GEORGE	376 DUDLEY ST.	ROXBURY	MA	02119	24930
** Subtotal **		1526						24930
** BULLOCK RICHARD SR. TRUST								
08/02995 7	STAFFORD ST	1920	BULLOCK RICHARD SR. TRUST	2 GLENAM	DORCHESTER	MA	02121	0
** Subtotal **		1920						0

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** BUTLER, CARRIE M.								
13/00397	20X FAIRBURY ST	1100	BUTLER, CARRIE M.	771 DUDLEY ST.	DORCHESTER	MA	02125	3800
** Subtotal **		1100						3800
** CADOGAN, GERARD								
13/00336	2X JULIAN ST	3115	CADOGAN, GERARD	19 ALABAMA ST.	MATTAPAN	MA	02126	2070
13/00337	1488 BLUE HILL AVE	5117	CADOGAN, GERARD	19 ALABAMA ST.	MATTAPAN	MA	02119	4710
** Subtotal **		8232						7780
** CANNATA, ALFONSO								
13/00058	107 BROOK AVE	4873	CANNATA, ALFONSO	107 BROOK AVE.	ROXBURY	MA	02119	43342
** Subtotal **		4873						43342
** CARR, DORTHEA F.								
13/00390	17 JULIAN ST	2250	CARR, DORTHEA F.	37A HEFFERNAN ST	BRIGHTON	MA	02134	14520
** Subtotal **		2250						14520
** CASSERLY, CHRISTINE								
08/03130	489 DUDLEY ST	2425	CASSERLY, CHRISTINE	BOX 682	ROXBURY	MA	02119	0
08/03131	493 DUDLEY ST	3396	CASSERLY, CHRISTINE	BOX 682	ROXBURY	MA	02119	0
** Subtotal **		5821						0
** COLON, DIONISIO								
08/02977	31 WOODVILLE ST	2510	COLON, DIONISIO	7A KENNEY ST	JAMAICA PLAIN	MA	02130	15170
** Subtotal **		2510						15170
** COOPER, WILLIAM								
08/03082	34 DENNIS ST	4203	COOPER, WILLIAM	34 DENNIS STREET	ROXBURY	MA	02119	29150
** Subtotal **		4203						29150
** CORCORAN THERESA M.								
13/00199	4 WOODWARD PARK	2250	CORCORAN THERESA M.	12 HAMMOND CT.	QUINCY	MA	02169	0
** Subtotal **		2250						0
** CORCORAN, THERESA M.								
13/00200	2 WOODWARD PARK	2250	CORCORAN, THERESA M.	12 HAMMOND CT.	QUINCY	MA	02169	0

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		2250						0
** DADDABBO, KENNETH								
13/00364	18 JULIAN ST	3600	DADDABBO, KENNETH	PO BOX 603	DORCHESTER	MA	02125	11540
** Subtotal **		3600						11540
** DAROSA, ROMERO								
13/00292	24 BROOKFORD ST	1998	DAROSA, ROMERO	24 BROOKFORD ST.	ROXBURY	MA	02119	17913
** Subtotal **		1998						17913
** DAVEY, WILLIAM								
08/00626	444 DUDLEY ST	1847	DAVEY, WILLIAM	438 DUDLEY STREET	ROXBURY	MA	02119	0
** Subtotal **		1847						0
** DAVEY, WILLIAM TRUST								
08/00625	446X DUDLEY ST	1877	DAVEY, WILLIAM TRUST	438 DUDLEY STREET	ROXBURY	MA	02119	0
** Subtotal **		1877						0
** DEJESUS, ALFREDO								
08/00129	435 DUDLEY ST	2400	DEJESUS, ALFREDO	15 VIRGINIA STREET	DORCHESTER	MA	02125	7500
** Subtotal **		2400						7500
** DESILVA PAUL								
08/00132	554A DUDLEY ST	13706	DESILVA PAUL	554A DUDLEY ST	ROXBURY	MA	02119	0
** Subtotal **		13706						0
** DEVAUGHN, BOOKER T. JR.								
13/00285	30 BROOKFORD ST	2407	DEVAUGHN, BOOKER T. JR.	30 HALLOWELL ST.	MATTAPAN	MA	02126	56
** Subtotal **		2407						56
** DICICCO, LOUIS & ANNA BE								
13/00359	121 BROOK AVE	4273	DICICCO, LOUIS & ANNA BE	101 PARTRIDGE ST.	WEST ROXBURY	MA	02132	13108
** Subtotal **		4273						13108

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** EDWARDS, LESSIE								
08/03073 35	WEST COTTAGE ST	5531	EDWARDS, LESSIE	47 WEST COTTAGE ST	DORCHESTER	MA	02125	0
** Subtotal **		5531						0
** ESKEW, ARTHUR M.								
13/00122 59	HOWARD AVE	2853	ESKEW, ARTHUR M.	317 BLUE HILL AVE	ROXBURY	MA	02121	15528
** Subtotal **		2853						16523
** EVERETT, HENRY								
08/03079 138X	MORELAND ST	2550	EVERETT, HENRY	138X MORELAND STREET	ROXBURY	MA	02119	15310
** Subtotal **		2550						15310
** FIRENZE, MARIE A.								
13/00129 66X	JULIAN ST	3438	FIRENZE, MARIE A.	GREEN ST	NEWBURY	MA		17660
** Subtotal **		3438						17660
** FLOWERS, ANNIE L.								
13/00387 11	JULIAN ST	2250	FLOWERS, ANNIE L.	11 JULIAN ST.	ROXBURY	MA	02119	8950
** Subtotal **		2250						8950
** FORD, NEIL M.								
08/03011 22	WOODVILLE ST	7792	FORD, NEIL M.	14 GLENARM	DORCHESTER	MA	02121	1200
** Subtotal **		7792						1200
** FRAZIER, EVAN								
08/02850 6X	BLUE HILL AVE	3248	FRAZIER, EVAN	73 CHRISTOPHER ROAD	BROCKTON	MA	02402	0
** Subtotal **		3248						0
** GARCIA, JOSE								
08/02860 443	DUDLEY ST	2125	GARCIA, JOSE	443 DUDLEY STREET	ROXBURY	MA	02119	17000
08/02859 441	DUDLEY ST	2125	GARCIA, JOSE	441 DUDLEY STREET	ROXBURY	MA	02119	35000
** Subtotal **		4250						52000
** GERMAINE, RICHARD F.								
13/00366 10	JULIAN ST	2475	GERMAINE, RICHARD F.	10 JULIAN ST.	ROXBURY	MA	02119	2500

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		2675						2500
** GLORIOUS CHURCH 08/02955 51	DENNIS ST	6660	GLORIOUS CHURCH	12 STAFFORD ST	ROXBURY	MA	02119	3730
** Subtotal **		6660						3730
** GONZALEZ, JUAN 13/00178 1	HARTFORD TERR	5650	GONZALEZ, JUAN	8 HARTFORD TERR.	DORCHESTER	MA	02125	5295
** Subtotal **		5650						5295
** GOODWIN, CHARLOTTE I. 13/00290 15X	DROMEY ST	1711	GOODWIN, CHARLOTTE I.	70 ROCKVIEW ST	JAMAICA PLAIN	MA	02130	10570
** Subtotal **		1711						10570
** GRAY, WILLIAM 08/03052 6	WOODVILLE PK	1935	GRAY, WILLIAM	6 WOODVILLE PK	ROXBURY	MA	02119	0
** Subtotal **		1935						0
** GRIFFITH, MAUREEN 13/00159 27	WOODWARD PARK	1876	GRIFFITH, MAUREEN	27 WOODWARD PARK	ROXBURY	MA	02119	3243
** Subtotal **		1876						3243
** GUINIER, JANE T 08/03156 40	BROOK AVE	2700	GUINIER, JANE T	1030 TREMONT ST	BOSTON	MA	02118	11304
** Subtotal **		2700						11304
** HAMILTON, ALICE 13/00296 16	BROOKFORD ST	3830	HAMILTON, ALICE	18 BROOKFORD ST.	DORCHESTER	MA	02125	0
** Subtotal **		3830						0
** HAZELTON MARY H 08/02839 16	HUCKINS ST	4759	HAZELTON MARY H	16 HUCKINS ST	ROXBURY	MA	02119	3340
** Subtotal **		4759						3340

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** HENRIQUEZ, RICARDO J.								
13/00106	22X JUDSON ST	4913	HENRIQUEZ, RICARDO J.	20 JUDSON ST.	ROXBURY	MA	02119	40
** Subtotal **		4913						40
** HIGGINBOTTOM JOHN TRUST								
08/02876	156 WINTHROP ST	1060	HIGGINBOTTOM JOHN TRUST	146 WINTHROP ST.	ROXBURY	MA	02119	29460
08/02878	152 WINTHROP ST	1235	HIGGINBOTTOM JOHN TRUST	44 LINWOOD	ROXBURY	MA	02119	14420
08/02879	150 WINTHROP ST	1223	HIGGINBOTTOM JOHN TRUST	44 LINWOOD	ROXBURY	MA	02119	15930
08/02881	146 WINTHROP ST	1476	HIGGINBOTTOM JOHN TRUST	44 LINWOOD RD	ROXBURY	MA	02119	15100
** Subtotal **		4994						74910
** HIGGINBOTTOM, JOHN TRST								
08/02877	154 WINTHROP ST	1246	HIGGINBOTTOM, JOHN TRST	44 LINWOOD	ROXBURY	MA	02119	14160
** Subtotal **		1246						14160
** HOOD, JOHN								
08/02918	145 WINTHROP ST	2950	HOOD, JOHN	98 WILLOWOOD STREET	DORCHESTER	MA	02124	21900
** Subtotal **		2950						21900
** HIGGINBOTTOM JOHN TRUST								
08/02880	143 WINTHROP ST	1208	HIGGINBOTTOM JOHN TRUST	44 LINWOOD	ROXBURY	MA	02119	14420
** Subtotal **		1208						14420
** JAMB ENTERPRISES								
08/02980	41 WOODVILLE ST	4473	JAMB ENTERPRISES	41 WOODVILLE ST	ROXBURY	MA	02119	15213
** Subtotal **		4473						15213
** JENKINS TILLMAN								
08/03053	4 WOODVILLE PK	2079	JENKINS TILLMAN	50 DENNIS ST	ROXBURY	MA	02119	0
** Subtotal **		2079						0

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** JIM LEE								
08/02708	353 DUDLEY ST	2048	JIM LEE	353 DUDLEY ST.	ROXBURY	MA	02119	0
** Subtotal **		2048						0
** JOHNSON, AGNES L.								
13/00360	11 DALIN PL	2400	JOHNSON, AGNES L.	11 DALIN ST.	DORCHESTER	MA	02125	5232
** Subtotal **		2400						5232
** JOHNSON, RAYMOND A.								
08/003179	21 WEST COTTAGE ST	2350	JOHNSON, RAYMOND A.	25 WEST COTTAGE ST.	DORCHESTER	MA	02125	0
** Subtotal **		2350						0
** KALINOWSKI, MARY								
13/00283	55 JULIAN ST	4584	KALINOWSKI, MARY	16 WOOD LN	MAYNARD	MA		21130
** Subtotal **		4584						21130
** KELLY WILLIAM								
08/03107	12 ROLLINS CT	1746	KELLY WILLIAM	18 THIRD AVE	SCITUATE	MA	02066	0
08/03103	10 ROLLINS CT	1400	KELLY WILLIAM	18 THIRD AVE	SCITUATE	MA	02066	0
08/03109	8 ROLLINS CT	1400	KELLY WILLIAM	13 THIRD AVE	SCITUATE	MA	02066	0
08/03110	6 ROLLINS CT	1705	KELLY WILLIAM	13 THIRD AVE	SCITUATE	MA	02066	0
** Subtotal **		6251						0
** KENRICK HARRY								
08/03029	7 WOODVILLE ST	3500	KENRICK HARRY	9 WOODVILLE ST	ROXBURY	MA	02119	0
** Subtotal **		3500						0
** KIMBROUGH, ULYSSES								
08/03083	42 DENNIS ST	3060	KIMBROUGH, ULYSSES	46 DENNIS ST.	ROXBURY	MA	02119	0
** Subtotal **		3060						0
** KNIGHT, GREGORY B.								
13/00398	13X FAIRBURY ST	1100	KNIGHT, GREGORY B.	BOX 921	RANDOLPH	MA	02368	0
13/00399	15X FAIRBURY ST	1000	KNIGHT, GREGORY B.	BOX 921	RANDOLPH	MA	02368	0
13/00400	14X FAIRBURY ST	1000	KNIGHT, GREGORY B.	BOX 921	RANDOLPH	MA	02368	0
13/00401	12 FAIRBURY ST	1000	KNIGHT, GREGORY B.	BOX 921	RANDOLPH	MA	02368	0

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		4100						0
** KNOGHT, GREGORY B.								
13/00402	10 FAIRBURY ST	1000	KNOGHT, GREGORY B.	BOX 921	RANDOLPH	MA	02368	0
** Subtotal **		1000						0
** LEAVITT JOHN								
13/00310	41A JUDSON ST	2637	LEAVITT JOHN	41A JUDSON	ROXBURY	MA	02125	20202
** Subtotal **		2637						20202
** LEE JIM								
08/02709-002	361 DUDLEY ST	1092	LEE JIM	361 DUDLEY ST.	ROXBURY	MA	02119	22260
08/02710	363 DUDLEY ST	2186	LEE JIM	363 DUDLEY ST.	ROXBURY	MA	02119	32257
08/02714	365RX DUDLEY ST	4800	LEE JIM	363 DUDLEY ST	ROXBURY	MA	02119	7443
** Subtotal **		8078						61960
** LEE, JIM JR.								
13/00358	5-7 DALIN PL	1366	LEE, JIM JR.	100 HOLLINGSWORTH RD	MILTON	MA	02186	1950
** Subtotal **		1366						1950
** LEWIS, GRANT & GLADYS BE								
13/00330	20 GAYLAND ST	3200	LEWIS, GRANT & GLADYS BE	436 PURCHASE ST	MIDDLEBORO	MA		23610
** Subtotal **		3200						23600
** LEWIS, WILLIE A JR.								
13/00179	1RX HARTFORD TERR	6422	LEWIS, WILLIE A JR.	10 HARTFORD ST.	DORCHESTER	MA	02125	5111
** Subtotal **		6422						5111
** LOEW, ELIAS								
08/00201	530 DUDLEY ST	4957	LOEW, ELIAS	BEECH AVE	HULL	MA		20435
08/00202	526 DUDLEY ST	2783	LOEW, ELIAS	BEECH AVE	HULL	MA		16930
** Subtotal **		7740						37366
** LYNCH, MARY E.								
13/00086	33-31 HOWARD AVE	3375	LYNCH, MARY E.	31 HOWARD AVE	DORCHESTER	MA	02125	14750

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		3375						44750
** MACDONALD, CATHERINE								
08/02964 3	LEWIS PLACE	4291	MACDONALD, CATHERINE 3	LEWIS PLACE	ROXBURY	MA	02119	6600
** Subtotal **		4291						6600
** MACKALL JAMES								
08/02793 27X	BLUE HILL AVE	3133	MACKALL JAMES	30 BLUE HILL AVE	ROXBURY	MA	02119	10650
** Subtotal **		3133						10650
** MARGOLIS CALVIN								
08/02794 2X	LA GRANGE PL	1830	MARGOLIS CALVIN	CLIFF RD LSTON	WELLSLEY	MA		0
08/02795 4X	LA GRANGE PL	4340	MARGOLIS CALVIN	CLIFF RD	WELLESLEY	MA	02114	0
** Subtotal **		6170						0
** MARKIR LEONARD								
08/02833 9X	DENNIS ST	1325	MARKIR LEONARD	564 N MAIN ST	RANDOLPH	MA		130
** Subtotal **		1325						130
** MARKIR, LEONARD								
08/02831 5X	DENNIS ST	1203	MARKIR, LEONARD	564 N MAIN ST	RANDOLPH	MA		150
08/02832 7X	DENNIS ST	1261	MARKIR, LEONARD	564 N MAIN ST	RANDOLPH	MA		150
** Subtotal **		2464						300
** MARKS, HENDERSON SR.								
13/00293 22	BROOKFORD ST	2168	MARKS, HENDERSON SR.	51 JUDSON ST.	DORCHESTER	MA	02152	0
** Subtotal **		2168						0
** MARTINEZ JULIO ERNESTO								
08/03167 535	DUDLEY ST	5573	MARTINEZ JULIO ERNESTO	535 DUDLEY	ROXBURY	MA	02125	958
** Subtotal **		5573						958
** MARTINEZ, JULIO ERNESTO								
08/03164 4X	NORTH AVE	1368	MARTINEZ, JULIO ERNESTO	535 DUDLEY ST	ROXBURY	MA	02119	100

DUDLEY STREET NEIGHBORHOOD INITIATIVE
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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		1368						200
** MATTHEWS, VERSIE								
08/03081 38	DENNIS ST	2971	MATTHEWS, VERSIE	11 RITCHFIELD STREET	DORCHESTER	MA	02125	15150
** Subtotal **		2971						15150
** MCGOWAN, ROOSEVELT								
13/00009 14	W COTTAGE ST	5000	MCGOWAN, ROOSEVELT	14 WEST COTTAGE ST.	ROXBURY	MA	02119	3170
** Subtotal **		5000						3170
** MILIARES HERBERT P.								
13/00379 36	JULIAN ST	3000	MILIARES HERBERT P.	38 JULIAN ST.	ROXBURY	MA	02119	42
** Subtotal **		3000						42
** MILLER, JAMES								
08/03068 47	BROOK AVE	7393	MILLER, JAMES	47 BROOK AVE	ROXBURY	MA	02119	19463
** Subtotal **		7393						19463
** MOORE CECIL								
08/02958 8	STAFFORD ST	3900	MOORE CECIL	231 CALLENDAR ST	DORCHESTER	MA	02124	5460
08/02959 10	STAFFORD ST	3900	MOORE CECIL	231 CALLENDAR ST	DORCHESTER	MA	02124	5350
** Subtotal **		7800						11310
** MORALES, FUNDADOR								
13/00143 10	DEAN ST	3760	MORALES, FUNDADOR	10 DEAN ST.	ROXBURY	MA	02119	3790
** Subtotal **		3760						3790
** MOTHERS OF TODDLERS								
08/03144 10	BROOK AVE	4431	MOTHERS OF TODDLERS	10 BROOK AVE	ROXBURY	MA	02119	0
** Subtotal **		4431						0
** MUCCIOLLO, ROSE ET AL								
13/00307 35	JULIAN ST	2910	MUCCIOLLO, ROSE ET AL	35 JULIAN	DORCHESTER	MA	02125	19430
** Subtotal **		2910						19430

DUDLEY STREET NEIGHBORHOOD INITIATIVE
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MAILING LIST
ALPHA BY OWNER

WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** MYERS DONNIE								
08/03176	15 WEST COTTAGE ST	2280	MYERS DONNIE	PO BOX 1612	CAMBRIDGE	MA	02238	11160
08/03177	17 WEST COTTAGE ST	2280	MYERS DONNIE	PO BOX 1612	CAMBRIDGE	MA	02238	6270
** Subtotal **		4560						17430
** NASH JOHN								
08/02887	40X BLUE HILL AVE	5392	NASH JOHN	BOX 117	MATTAPAN	MA	02126	2940
** Subtotal **		5392						2940
** NOVIELLO GUISEPPINA								
08/02968	70X BLUE HILL AVE	3500	NOVIELLO GUISEPPINA	72 BLUE HILL AVE	ROXBURY	MA	02119	8310
** Subtotal **		3500						8310
** OLIVO, DANIEL								
08/03116	467 DUDLEY ST	1764	OLIVO, DANIEL	170 SCHOOL ST	JAMAICA PLAIN	MA	02130	16930
** Subtotal **		1764						16930
** PAGAN, GIRLSEA								
13/00073	3 HOWARD AVE	2500	PAGAN, GIRLSEA	33 MAUGUS HILL RD	WELLESLEY HILLS	MA	02181	20927
** Subtotal **		2500						20927
** PAULDING, JOSEPH								
08/03159	14 NORTH AVE	3800	PAULDING, JOSEPH	431 RIVER ST	MATTAPAN	MA	02126	10760
** Subtotal **		3800						10760
** PECK, MARVIN								
08/03126	479X DUDLEY ST	3200	PECK, MARVIN	10 FAIRFAX DRIVE	ANDOVER	MA		46000
08/03127	479RX DUDLEY ST	3200	PECK, MARVIN	10 FAIRFAX DRIVE	ANDOVER	MA		0
** Subtotal **		6400						46000
** PILET, SEYMOUR M.								
13/00202	21 ROBIN HOOD ST	6849	PILET, SEYMOUR M.	21 ROBIN HOOD ST.	DORCHESTER	MA	02125	31009
** Subtotal **		6849						31009
** PLUMMAN, LLOYD F. JR.								
13/00271	40 BROOKFORD ST	1011	PLUMMAN, LLOYD F. JR.	40 BROOKFORD ST.	ROXBURY	MA	02119	1007

09/27/88

DUDLEY STREET NEIGHBORHOOD INITIATIVE
PRIVATE LAND OWNERS - 121A PROJECT AREA
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ALPHA BY OWNER

WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		3311						1337
** PORTNOY, NATHAN & EVA L. BE								
13/00356	24X JULIAN ST	3454	PORTNOY, NATHAN & EVA L. BE	61 BEAUMONT ST.	DORCHESTER	MA	02124	3170
** Subtotal **		3454						3170
** RAMOS, GUILLERMO								
13/00142	12 DEAN ST	3760	RAMOS, GUILLERMO	12 DEAN ST.	ROXBURY	MA	02119	16800
** Subtotal **		3760						16800
** REDDINGTON JOHN J JR								
08/02849	16 BLUE HILL AVE	2956	REDDINGTON JOHN J JR	20 REX DRIVE	BRAINTREE	MA	02184	789
** Subtotal **		2956						789
** RIDINGER, CECIL R. TRUST								
13/00160	42 HOWARD AVE	3160	RIDINGER, CECIL R. TRUST	142 HOWARD AVE.	DORCHESTER	MA	02125	3045
** Subtotal **		3160						3045
** ROBERTS MICHAEL EDMAN								
13/00089	32 W COTTAGE ST	1846	ROBERTS MICHAEL EDMAN	3 HERRICK DRIVE	MILTON	MA		31640
** Subtotal **		1846						31640
** ROBERTS, FERN A.								
13/00051	3 DOWNEY CT	2381	ROBERTS, FERN A.	3 DOWNEY CT.	ROXBURY	MA	02119	4000
** Subtotal **		2381						4000
** ROBINSON, CHARLES								
08/00199	536A DUDLEY ST	2617	ROBINSON, CHARLES	536A DUDLEY ST	ROXBURY	MA	02119	25000
** Subtotal **		2617						25000
** RUSSO FRANK J								
08/00000	105 W COTTAGE	6121	RUSSO FRANK J	1312 BOYLSTON ST	BOSTON	MA	02115	11555

DUDLEY STREET NEIGHBORHOOD INITIATIVE
PRIVATE LAND OWNERS - 121A PROJECT AREA
MAILING LIST
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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **								
		6121						11555
** RYAN, RICHARD G.								
13/00270	42 BROOKFORD ST	3700	RYAN, RICHARD G.	42 BROOKFORD ST.	ROXBURY	MA	02119	3900
** Subtotal **								
		3700						3900
** SALMON, ALTON								
13/00326	15 JUDSON ST	2505	SALMON, ALTON	15 JUDSON ST.	DORCHESTER	MA	02125	15600
** Subtotal **								
		2505						15600
** SAMARIA EVANGELICAL CHURCH								
03/02715	367 DUDLEY ST	5965	SAMARIA EVANGELICAL CHURCH	2 W. COTTAGE, APT.3	DORCHESTER	MA	02125	0
** Subtotal **								
		5965						0
** SCANDONE, LINDA								
08/03111	14 DENNIS ST	2669	SCANDONE, LINDA	95 TERRACE AVENUE	WINTHROP	MA	02152	0
08/03112	12X DENNIS ST	3050	SCANDONE, LINDA	95 TERRACE AVENUE	WINTHROP	MA	02152	0
08/03113	10 DENNIS ST	2324	SCANDONE, LINDA	95 TERRACE AVENUE	WINTHROP	MA	02152	0
08/03114	8X DENNIS ST	2324	SCANDONE, LINDA	95 TERRACE AVENUE	WINTHROP	MA	02152	0
** Subtotal **								
		10367						0
** SCOTT REALTY								
08/03150	519-521 DUDLEY ST	4766	SCOTT REALTY	13 ROCKFORD ST	ROXBURY	MA	02119	0
08/03143	12 BROOK AVE	6300	SCOTT REALTY	13 ROCKFORD ST	ROXBURY	MA	02119	0
** Subtotal **								
		11066						0
** SCOTT REALTY CO INC								
08/00256	498 DUDLEY ST	1121	SCOTT REALTY CO INC	504 Dudley St.	ROXBURY	MA	02119	0
** Subtotal **								
		1121						0
** SESSONS, DELACI								
13/00361	14-16A DALIN PL	3403	SESSONS, DELACI	14 DALIN PLACE	ROXBURY	MA	02119	25154
** Subtotal **								
		3403						25154
** SHAFFER, WILLIAM TRUST								
02/03115	459 DUDLEY ST	3500	SHAFFER, WILLIAM TRUST	684 CANTON AVE	MILTON	MA	02136	21215

DUDLEY STREET NEIGHBORHOOD INITIATIVE
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MAILING LIST
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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		3500						21215
** SHAHEEN, NICHOLAS								
08/03132 5X	BROOK AVE	2508	SHAHEEN, NICHOLAS	52 CLARENDON STREET	BOSTON	MA	02116	0
** Subtotal **		2508						0
** SHELTON, LOVIE J. ETAL								
13/00140 18	DEAN ST	3245	SHELTON, LOVIE J. ETAL	18 DEAN ST.	ROXBURY	MA	02125	2040
** Subtotal **		3245						2040
** SILVIA, ADA J.								
13/00038 36	BROOK AVE	3755	SILVIA, ADA J.	19 OAKDALE ST	WAREHAM	MA	02571	17961
** Subtotal **		3755						17961
** SMALLEY, ALFRED A.								
13/00053 6	DOWNNEY CT	2490	SMALLEY, ALFRED A.	622 CRESCENT ST.	E. BRIDGEWATER	MA	02333	4900
** Subtotal **		2490						4900
** SMITH SHIRLEY								
02/03146-001 503	DUDLEY ST	3267	SMITH SHIRLEY	503 DUDLEY ST.	ROXBURY	MA	02119	135
** Subtotal **		3267						135
** SMITH, WILLIAM								
13/00276 16X	DORNEY ST	2121	SMITH, WILLIAM	46 BROOKFORD ST.	DORCHESTER	MA	02125	3536
** Subtotal **		2121						3536
** SPURIA, JOSEPH								
13/00057 101-103	BROOK AVE	7025	SPURIA, JOSEPH	95 BLADE ST	BELMONT	MA		41361
** Subtotal **		7025						41361
** ST. JOHN, RALPH								
13/00076 5	HOWARD PL	4371	ST. JOHN, RALPH	5 HOWARD PL.	DORCHESTER	MA	02125	1520
** Subtotal **		4371						1520

DUDLEY STREET NEIGHBORHOOD INITIATIVE
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WARD & PARCEL	ADDRESS	PRIVATE SQUARE FEET OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** SULLIVAN, BARRY K.							
13/00301 2	RAND PL	3640 SULLIVAN, BARRY K.	PO BOX 603	DORCHESTER	MA	02125	1100
** Subtotal **		3640					1100
** SULLIVAN, JOHN L.							
08/2708 4	NEWMAN PL.	2400 SULLIVAN, JOHN L.	266 GOLD STREET	SOUTH BOSTON	MA	02127	0
** Subtotal **		2400					0
** TARPEY BERNARD							
08/02216 372	DUDLEY ST	2513 TARPEY BERNARD	372 DUDLEY ST.	ROXBURY	MA	02119	36326
** Subtotal **		2513					36326
** TILLET, TERENCE							
13/00316 84	W COTTAGE ST	4290 TILLET, TERENCE	34 WEST COTTAGE ST.	ROXBURY	MA	02125	0
** Subtotal **		4290					0
** TIMSON, JOHN H.							
13/00412 184	BLUE HILL AVE	2368 TIMSON, JOHN H.	180 BLUE HILL AVE.	ROXBURY	MA	02119	0
** Subtotal **		2368					0
** TORO, WILFRED							
08/00131 590	DUDLEY ST	2635 TORO, WILFRED	590 DUDLEY ST	ROXBURY	MA	02119	16345
** Subtotal **		2635					16345
** TRABUCCO, LAWRENCE							
08/03186 42	BROOK AVE	3468 TRABUCCO, LAWRENCE	34 GARAGALO DR	WEYMOUTH	MA	02139	13598
** Subtotal **		3468					13598
** TURVILLE REALTY INC							
08/03122 LOT A	MILLER PK	1239 TURVILLE REALTY INC	73 HUMBOLDT	ROXBURY	MA	02119	3330
08/03123 LOT C	MILLER PK	1232 TURVILLE REALTY INC	73 HUMBOLDT	ROXBURY	MA	02119	3330
** Subtotal **		2471					6760
** WASHINGTON, MARY L. TRST							
13/00141 14X	DEAN ST	3760 WASHINGTON, MARY L. TRST	14 DEAN ST.	ROXBURY	MA	02119	5940

DUDLEY STREET NEIGHBORHOOD INITIATIVE
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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** Subtotal **		3760						5940
** WEBB, JAMES								
13/00355	26 JULIAN ST	2689	WEBB, JAMES	26 JULIAN ST.	ROXBURY	MA	02119	730
** Subtotal **		2689						730
** WEINSTEIN, SAUL								
08/00125	602 DUDLEY ST	2576	WEINSTEIN, SAUL	96 PLYMOUTH ST	NORWOOD	MA		11700
** Subtotal **		2576						11700
** WEINSTEIN, SAUL TRUST								
08/00129	594 DUDLEY ST	2615	WEINSTEIN, SAUL TRUST	96 PLYMOUTH DR	NORWOOD	MA		7480
** Subtotal **		2615						7480
** WEINSTEIN, SAUL TRUSTS								
08/00128	596 DUDLEY ST	2605	WEINSTEIN, SAUL TRUSTS	96 PLYMOUTH DR	NORWOOD	MA		7400
** Subtotal **		2605						7400
** WHITE, MARGARET								
08/02830	3X DENNIS ST	1217	WHITE, MARGARET	5 CHILCOTT PLACE	JAMAICA PLAIN	MA	02130	0980
** Subtotal **		1217						0980
** WILLIAM, JAMES H.								
13/00123	61 HOWARD AVE	2751	WILLIAM, JAMES H.	63 HOWARD AVE.	DORCHESTER	MA	02125	16500
** Subtotal **		2751						16500
** WILSON ALICE								
08/02969	68X BLUE HILL AVE	2542	WILSON ALICE	64 BLUE HILL AVE	ROXBURY	MA	02119	0
** Subtotal **		2542						0
** WILSON BEAUFORD								
13/00268	453 DUDLEY ST	2160	WILSON BEAUFORD	453 DUDLEY	BOSTON	MA		16000
** Subtotal **		2160						16000

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WARD & PARCEL	ADDRESS	SQUARE FEET	PRIVATE OWNER	OWNER ADDRESS	CITY	STATE	ZIP	TAX DUE
** WILSON, ALICE								
08/02907	112 MORELAND ST	2444	WILSON, ALICE	64 BLUE HILL AVE	ROXBURY	MA	02119	0
08/02970	66X BLUE HILL AVE	2284	WILSON, ALICE	64 BLUE HILL AVE.	ROXBURY	MA	02119	0
** Subtotal **		4728						0
** WOODLEY, WILLIAM JR.								
13/00113	44X W COTTAGE ST	3848	WOODLEY, WILLIAM JR.	91 HAMMOND ST	ROXBURY	MA	02119	20870
** Subtotal **		3848						20870
** WORRELL, HAROLD								
08/02911	60RX BLUE HILL AVE	3825	WORRELL, HAROLD	58 BLUE HILL AVE.	ROXBURY	MA	02119	0
** Subtotal **		3825						0
** YURRITA JOSEPH								
08/02978	33 WOODVILLE ST	2510	YURRITA JOSEPH	7A KENNEY STIP LA	JAMAICA PLAIN	MA	02130	5800
08/02979	37 WOODVILLE ST	5593	YURRITA JOSEPH	7A KENNY ST	JAMAICA PLAIN	MA	02130	0
** Subtotal **		8103						5800
** ZERO JOSEPH & ANNA BE								
13/00403	8 FAIRBURY ST	1000	ZERO JOSEPH & ANNA BE	1410 COLUMBIA RD	SOUTH BOSTON	MA	02127	19640
** Subtotal **		1000						19640
*** Total ***		581074						1573663

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Brucker, Rhoda et al
101 Monmouth Apt. 103
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Teixeira, Rose E.
9 Albion
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Foxworth, Archie Jr.
72 Gardner
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Gorham, Roscoe T.S.
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Wilson, Alice L.
64 Blue Hill Ave.
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Noviello, Guiseppina
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Burgos, Juan
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PROPERTY OWNER/ABUTTERS
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Margolis, Calvin
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Reddington, John J. Jr.
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STREET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
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Mackall, James R. TRST
30 Blue Hill Ave.
Roxbury, MA 02119

Lyndh, Andy W. et al
31 Blue Hill Ave.
Roxbury, MA 02119

Nesbitt, Clyde A.
35 Blue Hill Ave.
Roxbury, MA 02119

Kerr, Hugh TS
37 Blue Hill Ave.
Roxbury, MA 02119

Kerr, Hugh et al
105 Ferry
Malden, MA 02148

Murphy, Sapaletto et al
41 Blue Hill Ave.
Roxbury, MA 02119

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43 Blue Hill Ave.
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9 E. Dunstable Rd.
Nashua, NH 03060

Neal, Andrew TS
46 Blue Hill Ave.
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Rich. Faith

STREET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
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47 Blue Hill Ave.
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Ellis, Carlton J.
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Ellis, Samuel W. TRST
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Webster, Martia
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Duffy, Edward J.
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Chavez, Jose A. et al
56 Blue Hill Ave.
Roxbury, MA 02119

Worrell, Harold E. et al
58 Blue Hill Ave.
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Brooks, Donald
10 Intervale
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Baharolian, Alice L.
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Moore, James C.
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Jordan, Dellicine M.
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DOOLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

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Best, Madeline 'O.
74 Blue Hill Ave.
Roxbury, MA 02119

Woodbine Assocs., Inc.
76 Blue Hill Ave.
Roxbury, MA 02119

Woodbine Assocs., Inc.
80 Blue Hill Ave.
Roxbury, MA 02119

Woodbine Assocs., Inc.
82 Blue Hill Ave.
Roxbury, MA 02119

Young, Henry G.
84 Blue Hill Ave.
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Young, Franklin D.
19 Alpine
Roxbury, MA 02119

Bohanan, Melvin et al
40 Arapahoe Rd.
Bellingham, MA 02019

Goldsmith, Herman L.
92 Blue Hill Ave.
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Lynch, Andy W.
94 Blue Hill Ave.
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PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
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96 Blue Hill Ave.
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City of Boston
100 Blue Hill Ave.
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102 Blue Hill Ave.
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Foley, Mary E.
106 Blue Hill Ave.
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Foley, Mary E.
108 Blue Hill Ave.
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121A PROJECT AREA
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Campbell, Horace O.
8 Brook Ave.
Roxbury, MA 02119

Mothers of Toddlers
10 Brook Ave.
Roxbury, MA 02119

A&O Auto Body & Repair, Inc.
11 Brook Ave.
Roxbury, MA

Alston, Quincy E.
5 Emrose
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Morrissey, Mary L. et al.
14 Brook Ave.
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Alston, Quincy E.
5 Emrose
Dorchester, MA 02125

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
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25 Brook Ave.
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Leonard, George M. et al.
28 Brook Ave.
Roxbury, MA 02119

Lee, Harrison O. et al.
30 Brook Ave.
Roxbury, MA 02119

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32 Brook Ave.
Roxbury, MA 02119

City of Boston
37 Brook Ave.
Roxbury, MA 02119

City of Boston
39 Brook Ave.
Roxbury, MA 02119

Guinier, Jane T.
40 Brook Ave.
Roxbury, MA 02119

City of Boston
41 Brook Ave.
Roxbury, MA 02119

Trabucco, Lawrence J. et al.
42 Brook Ave.
Roxbury, MA 02219

Crockett, Flora
44 Brook Ave.
Roxbury, MA 02119

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
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Miller, James B.
47 Brook Ave.
Roxbury, MA 02119

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51 Brook Ave.
Roxbury, MA 02119

Miller, Rose
55 Brook Ave.
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
136 Moreland
Roxbury, MA 02119

Sapp, Karen et al.
25 Woodville
Roxbury, MA 02119

Robinson, Juanita et al.
14 Stafford
Roxbury, MA 02119

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Ivy, Laura M.
19 Stafford
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
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Roxbury, MA 02119

City of Boston
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Roxbury, MA 02119

City of Boston
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Roxbury, MA 02119

City of Boston
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Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

2002 NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

Markin, Leonard
23 McCusker Dr.
Braintree, MA 02184

City of Boston
_____ Dennis
Roxbury, MA 02119

White, Margaret et al.
5 Chilcott Pl.
Jamaica Plain, MA 02130

Markin, Leonard
23 McCusker Dr.
Braintree, MA 02184

Markin, Leonard
23 McCusker Dr.
Braintree, MA 02184

City of Boston FCL
_____ Dennis
Roxbury, MA 02119

City of Boston
_____ Dennis
Roxbury, MA 02119

City of Boston
457 Dudley
Roxbury, MA 02119

Scandone, Linda

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

95 Terrace Av.
Winthrop, MA 02152

Scandone, Linda
95 Terrace Av.
Winthrop, MA 02152

Rodriguez, Eutacio Gonzalez
11 Dennis
Roxbury, MA 02119

Scandone, Linda
95 Terrace Av.
Winthrop, MA 02152

Acevedo, Rafael et al.
13 Dennis
Roxbury, MA 02119

Scandone, Linda
95 Terrace Av.
Winthrop, MA 02152

City of Boston
15 Dennis
Roxbury, MA 02119

Cooper, William
34 Dennis
Roxbury, MA 02119

Matthews, Versie G. et al.
11 Ritchfield
Dorchester, MA 02125

Antoniou, Irene M.
70 Waldeck
Dorchester, MA 02124

Kimbrough, Ulysses et al.
46 Dennis

DOOLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Roxbury, MA 02119

Kimbrough, Ulysses et al.
46 Dennis
Roxbury, MA 02119

Kimbrough, Ulysses et al.
46 Dennis
Roxbury, MA 02119

Jenkins, Tillman
50 Dennis
Roxbury, MA 02119

Glorious Church, Inc.
12 Safford
Roxbury, MA 02119

Gray, William et al.
52 Dennis
Roxbury, MA 02119

Depina, Jorge et al.
65 Dennis
Roxbury, MA 02119

Goncalves, Viriato et al.
67 Dennis
Roxbury, MA 02119

City of Boston
6 Shirley
Roxbury, MA 02119

Davey, William Trust
438 Dudley
Roxbury, MA 02119

Davey, William Trust
438 Dudley
Roxbury, MA 02119

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Azar, Stephen A.
535 Dudley
Dorchester, MA 02125

Peck, Marvin
10 Fairfax Drive
Andover, MA

Peck, Marvin
10 Fairfax Drive
Andover, MA

City of Boston
_____ Dudley
Roxbury, MA 02119

Frazer, Evan R. et al.
73 Christopher Rd.
Brockton, MA 02402

City of Boston
_____ Dudley
Roxbury, MA 02119

Murray, David
349 Dudley
Roxbury, MA 02119

Sullivan, John L.
266 Gold
South Boston, MA 02127

Lee, Jim Jr.
357 Dudley
Roxbury, MA 02119

Hartstone, Gerald et al.
350 Dudley
Roxbury, MA 02119

DOOLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Lee, Jim Jr.
361 Dudley
Roxbury, MA 02119

Hartstone, Gerald et al.
350 Dudley
Roxbury, MA 02119

Lee, Jim Jr.
363 Dudley
Roxbury, MA 02119

City of Boston
366 Dudley
Roxbury, MA 02119

Samaria Evangelical Church
c/o Gerardo Lanzo
2 West Cottage, Apt. 3
Dorchester, MA 02125

Berger, Stanley I.
1244 Boylston
Chestnut Hill, MA 02167

City of Boston
423 Dudley
Roxbury, MA 02119

Roman Catholic Archbishop
424 Dudley
Roxbury, MA 02119

Johnson, Arthur W. et al.
429 Dudley
Roxbury, MA 02119

Fuller, Robert
23 Harold
Roxbury, MA 02119

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Smith, Robert
431 Dudley
Roxbury, MA 02119

Fuller, Robert
23 Harold
Roxbury, MA 02119

Torres, Emilio et al.
433 Dudley
Roxbury, MA 02119

Fuller, Robert
23 Harold
Roxbury, MA 02119

Fuller, Robert
23 Harold
Roxbury, MA 02119

Depina, Antonio
48 Clarence
Roxbury, MA 02119

Garcia, Jose
441 Dudley
Roxbury, MA 02119

Davey, William A. Trust
438 Dudley
Roxbury, MA 02119

Docanto, Francisco et al.
447 Dudley
Roxbury, MA 02119

City of Boston
451 dudley
Roxbury, MA 02119

COBBLE NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston
453 Dudley
Roxbury, MA 02119

City of Boston 457 Dudley
Roxbury, MA 02119

Shaffer, William F. Trust
459 Dudley
Roxbury, MA 02119

Olivo, Daniel N.
467 Dudley
Roxbury, MA 02119

Rist, Edward B. Jr. Trust
80 Paul Gore
Jamaica Plain, MA 02130

Rist, Edward B. Jr. Trust
80 Paul Gore
Jamaica Plain, MA 02130

Rist, Edward B. Jr. Trust
80 Paul Gore
Jamaica Plain, MA 02130

Cabral, Freddy R.
475A Dudley
Roxbury, MA 02119

Kenes, Solomon
477 Dudley
Roxbury, MA 02119

DeJesus, Alfredo
15 Virginia
Dorchester, MA 02125

Casserly, Christine

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Box 682
Roxbury, MA 02119

Burton, Joseph
490 Dudley
Roxbury, MA 02119

Scott Realty Co.
492 Dudley
Roxbury, MA 02119

Casserly, Christine
Box 682
Roxbury, MA 02119

City of Boston
498 Dudley
Roxbury, MA 02119

Smith, Shirley
503 Dudley
Roxbury, MA 02119

Scott Realty Co.
506 Dudley
Roxbury, MA 02119

Costa, Jose D. et al.
509A Dudley
Roxbury, MA 02119

Fidalgo, Jose P. et al.
517 Dudley
Roxbury, MA 02119

Scott Realty Co.
512 Dudley
Roxbury, MA 02119

DOOLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Fidalgo, Jose P. et al.
517 Dudley
Roxbury, MA 02119

Scott Realty Co.
512 Dudley
Roxbury, MA 02119

Rosa, Antonio S. Trust
524 Dudley
Roxbury, MA 02119

Loew, Elias M.
164 Tremont
Boston, MA 02111

Selman, Livingston
527 Dudley
Roxbury, MA 02119

Loew, Elias M.
164 Tremont
Boston, MA 02111

Gonzalez, Santos R.
534 Dudley
Roxbury, MA 02119

Azar, Stephen A. Trust
535 Dudley
Dorchester, MA 02125

Robinson, Charles S.
536A Dudley
Roxbury, MA 02119

Brucker, Rhoda et al.
101 Monmouth, Apt. 103
Brookline, MA 02146

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Good Samaritan Pentecostal
547 Dudley
Roxbury, MA 02119

Passaretti, Albert A.
49 Clarence
Roxbury, MA 02119

Vish, Inc. Mass Corp.
554A Dudley
Roxbury, MA 02119

Toro, Wilfred
590 Dudley
Roxbury, MA 02119

City of Boston by FCL
592 Dudley
Dorchester, MA 02125

Weinstein, Saul Trust
c/o Weinstein
2401 Washington
Roxbury, MA 02119

City of Boston By FCL
598 Dudley
Dorchester, MA 02125

City of Boston By FCL
598 Dudley
Dorchester, MA 02125

Weinstein, Saul Trust
c/o Weinstein
2401 Washington
Roxbury, MA 02119

City of Boston by FCL
604 Dudley
Dorchester, MA 02125

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston by FCL
606 Dudley
Dorchester, MA 02125

Cottage Brook Associates LPS
610 Dudley
Roxbury, MA 02119

Cottage Brook Associates LPS
614 Dudley
Roxbury, MA 02119

Cottage Brook Associates LPS
616 Dudley
Roxbury, MA 02119

Rodriguez, Angel
618 Dudley
Roxbury, MA 02119

Curet, Dolores
38 Claybourne
Dorchester, MA 02124

Cottage Brook Associates LPS
622A Dudley
Roxbury, MA 02119

Cottage Brook Associates LPS
624A Dudley
Roxbury, MA 02119

Cottage Brook Associates LPS
626 Dudley
Roxbury, MA 02119

Cottage Brook Associates LPS
628 Dudley
Roxbury, MA 02119

DOOLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston
630 Dudley
Roxbury, MA 02119

City of Boston
632 Dudley
Roxbury, MA 02119

City of Boston
634 Dudley
Roxbury, MA 02119

City of Boston
636 Dudley
Roxbury, MA 02119

Lewis, Ida M.
56 Forest
Roxbury, MA 02119

Arroyo, Rogela
57 Forest
Roxbury, MA 02119

Harding, Edward L.
41 Forest
Roxbury, MA 02119

Arroyo, Rogelo
57 Forest
Roxbury, MA 02119

Benguche, Herman et al.
60 Forest
Roxbury, MA 02119

Grandy, Herbert
61 Forest
Roxbury, MA 02119

COBBLE NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Secretary of Housing
c/o Property Dist. Br.
10 Causeway Street
Boston, MA 02222-1092

Secretary of Housing
c/o Property Dist. Br.
10 Causeway Street
Boston, MA 02222-1092

Pearl, Ernest et al.
3 Forest Pl.
Roxbury, MA 02119

City of Boston
_____ Huckins
Roxbury, MA 02119

City of Boston
_____ Huckins
Roxbury, MA 02119

City of Boston FCL
_____ Huckins
Roxbury, MA 02119

City of Boston
_____ Huckins
Roxbury, MA 02119

Acevedo, Rafael et al.
13 Dennis
Roxbury, MA 02119

Mackall, James R. Trust
30 Blue Hill Ave.
Roxbury, MA 02119

City of Boston
_____ Huckins
Roxbury, MA 02119

PROPERTY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Nash, John M.
Box 117
Mattapan, MA 02126

Muhammed, Latifah H.A.
7 Huckins
Roxbury, MA 02119

City of Boston By FCL
13 Huckins
Roxbury, MA 02119

McBrayer, Jerry L. et al.
15 Huckins
Roxbury, MA 02119

Hazelton, Mary H.
16 Huckins
Roxbury, MA 02119

City of Boston
25 Huckins
Roxbury, MA 02119

City of Boston
26 Huckins
Roxbury, MA 02119

City of Boston
27 Huckins
Roxbury, MA 02119

City of Boston
29 Huckins
Roxbury, MA 02119

Margolis, Calvin
1244 Boylston
Chestnut Hill, MA 02167

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Margolis, Calvin
1244 Boylston
Chestnut Hill, MA 02167

Goldsmith, Herman
1 LaGrange Pl.
Roxbury, MA 02119

Ortega, Angel et al.
3 LaGrange Pl.
Roxbury, MA 02119

Harmon, Albert M. et al.
5 LaGrange Pl.
Roxbury, MA 02119

Dantley, Wesley et al.
6 LaGrange Pl.
Roxbury, MA 02119

Roxbury Community School, Inc.
1 Leyland
Dorchester, MA 02125

Roxbury Community School, Inc.
1A Leyland
Dorchester, MA 02125

Lee, Jim Jr.
3 Leyland
Dorchester, MA 02125

Boston Natural Area Fund

Boston, MA _____

Boston Natural Area Fund
73 Tremont
Boston, MA 02108

Boston Natural Area Fund

2002. REVISIONS IN 1997
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

73 Tremont
Boston, MA 02108

Boston Natural Area Fund
73 Tremont
Boston, MA 02108

Boston Natural Area Fund
73 Tremont
Boston, MA 02108

Anderson, Lillian et al.
15 Leyland
Dorchester, MA 02125

Cottage Brook Associates LPS
17 Leyland
Dorchester, MA 02125

City of Boston
____ Moreland
Roxbury, MA 02119

City of Boston
____ Moreland
Roxbury, MA 02119

City of Boston
____ Moreland
Roxbury, MA 02119

City of Boston
____ Moreland
Roxbury, MA 02119

City of Boston
____ Moreland
Roxbury, MA 02119

City of Boston
____ Moreland

DOULET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Roxbury, MA 02119

City of Boston FCL
_____ Moreland
Roxbury, MA 02119

Everett, Henry
_____ Moreland
Roxbury, MA 02119

City of Boston
_____ Moreland
Roxbury, MA 02119

City of Boston
_____ Moreland
Roxbury, MA 02119

City of Boston
_____ Moreland
Roxbury, MA 02119

City of Boston
_____ Moreland
Roxbury, MA 02119

Weaver, Clifford et al.
78 Moreland
Roxbury, MA 02119

Tanner, Wise M.
80 Moreland
Roxbury, MA 02119

Boyd, John H. et al.
84 Moreland
Roxbury, MA 02119

Hopedale, Lloyd L.
86 Moreland

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Roxbury, MA 02119

Diggs, Harold H. Sr. et al.
88 Moreland
Roxbury, MA 02119

Diggs, May E.
Roxbury, MA 02119

Boyer, Robert L.
94 Moreland
Roxbury, MA 02119

Brown, James & Reba E. BE
96 Moreland
Roxbury, MA 02119

Blount, Dorothy et al.
98 Moreland
Roxbury, MA 02119

Bradley, Freddie L.
102 Moreland
Roxbury, MA 02119

Burgos, Juan
102A Moreland
Roxbury, MA 02119

Wilson, Alice L.
64 Blue Hill Av.
Roxbury, MA 02119

Wilson, Alice L.
64 Blue Hill Av.
Roxbury, MA 02119

Wilson, Alice L.
64 Blue Hill Av.
Roxbury, MA 02119

PROPERTY OWNERS/ABUTTERS
121A PROJECT AREA
MAILING LIST

Morris, Josephine
115 Moreland
Roxbury, MA 02119

Morris, Lee S. et al.
115 Moreland
Roxbury, MA 02119

Handy, John H.
125 Moreland
Roxbury, MA 02119

City of Boston
136 Moreland
Roxbury, MA 02119

City of Boston
140 Moreland
Roxbury, MA 02119

Chisholm, Julius et al.
145 Moreland
Roxbury, MA 02119

City of Boston
144 Moreland
Roxbury, MA 02119

Alves, Christino
146 Moreland
Roxbury, MA 02119

City of Boston
____ Newman Pl.
Roxbury, MA 02119

Sullivan, John L.
266 Gold
South Boston, MA 02127

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Murray, David
349 Dudley
Roxbury, MA 02119

Evans, Prentice C. Trust
1 Newman Pl.
Roxbury, MA 02119

Mirambeaux, Resaura
2 Newman Pl.
Roxbury, MA 02119

Flacconio, Fortunato et al.
3 Newman Pl.
Roxbury, MA 02119

Reddington, John J. et al.
20 Rex Drive
Braintree, MA 02184

City of Boston
_____ Rollins Ct.
Roxbury, MA 02119

City of Boston
_____ Rollins Ct.
Roxbury, MA 02119

City of Boston
_____ Rollins Ct.
Roxbury, MA 02119

City of Boston
_____ Rollins Ct.
Roxbury, MA 02119

Kelly, William G.
18 Third Av.
Scituate, MA 02066

COCKET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Kelly, William G.
18 Third Av.
Scituate, MA 02066

Kelly, William G.
18 Third Av.
Scituate, MA 02066

Kelly, William G.
18 Third Av.
Scituate, MA 02066

Young, Henry G.
84 Blue Hill Av.
Roxbury, MA 02119

Walker, Scott
5 Stafford
Roxbury, MA 02119

Robinson, Ralph L. et al.
4 Stafford
Roxbury, MA 02119

Walker, Scott
5 Stafford
Roxbury, MA 02119

Brady, Napoleon
Box 737
Boston, MA 02103

Bullock, Richard Sr. Trust
2 Glenarm
Dorchester, MA 02120

Moore, Cecil et al.
231 Callendar
Dorchester, MA 02124

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Ackerman, Thomas
21 Crestwood Park
Roxbury, MA 02119

Moore, Cecil et al.
231 Callendar
Dorchester, MA 02124

Boyer, Otis
12 Stafford
Roxbury, MA 02119

Barnes, Irene et al.
13 Stafford
Roxbury, MA 02119

Robinson, Juanita et al.
14 Stafford
Roxbury, MA 02119

Barnes, Irene et al.
15 Stafford
Roxbury, MA 02119

Ivy, Laura M.
19 Stafford
Roxbury, MA 02119

Brown, Benjamin J. et al.
105 West Cottage
dorchester, MA 02125

Bowdre, Levon
72 Erie
Dorchester, MA 02121

Passaretti, Albert A.
49 Clarence
Roxbury, MA 02119

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Dugger, Kenneth G. et al.
3A West Cottage
Dorchester, MA 02125

Dromgoole, William
3 West Cottage
Roxbury, MA 02119

Ramos, Israel et al.
5 West Cottage
Dorchester, MA 02125

Morales, Julia Ortega
7 West Cottage
Dorchester, MA 02125

Correia, Neculaw et al.
89 Brook Ave.
Dorchester, MA 02125

Cottage Brook Associates LPS
11 West Cottage
Dorchester, MA 02125

Mills, Ronnie et al.
11HF West Cottage
Dorchester, MA 02125

Correia, Joe
15 West Cottage
Dorchester, MA 02125

Correia, Joe
17 West Cottage
Dorchester, MA 02125

Johson, Al Ray

21 West Cottage
Dorchester, MA 02125

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Johnson, Raymond A.
c/o Jose Arocho
25 West Cottage
Dorchester, MA 02125

Badgett, Shirley A.
c/o Jose Arocho
25 West Cottage
Dorchester, MA 02125

Velasquez, Maximino
25 West Cottage
Dorchester, MA 02125

Strange, Joseph & Dorothy BE
8HF Beethoven
Jamaica Plain, MA 02130

Strange, Joseph & Dorothy BE
8HF Beethoven
Jamaica Plain, MA 02130

Patterson, Alberta J.
33 West Cottage
Dorchester, MA 02125

Edwards, Lessie
47 West Cottage
Dorchester, MA 02125

Edwards, Lessie
47 West Cottage
Dorchester, MA 02125

Young, Henry G.
86 Blue Hill Ave.
Roxbury, MA 02119

Dawvd, Abdallah
65 King
Worcester, MA 01610

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Saunders, Alfred Michael
69 West Cottage
Roxbury, MA 02119

Lucas-Davis, Renee
71 West cottage
Roxbury, MA 02119

Dorsey, Emma H.
73 West Cottage
Dorchester, MA 02125

Fuller, Robert Trust
23 Harold
Roxbury, MA 02119

Kidd, Jefferson P. et al.
77 West Cottage
Dorchester, MA 02125

Bennett, David R. et al.
79 West Cottage
Dorchester, MA 02125

Crutchley, Jonathan Trust
83 West Cottage
Dorchester, MA 02125

Griffith, Cyrus A. et al.
87 West Cottage
Dorchester, MA 02125

Nelson, Claude
91 West Cottage
Dorchester, MA 02125

Clark, Frank E.
95 West Cottage
Dorchester, MA 02125

DODLEY NEIGHBOURHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Russo, Frank J.
1312 Boylston
Boston, MA 02115

Harry, Kenrick C.
9 Woodville
Roxbury, MA 02119

Colon, Dionisio
33 Woodville
Roxbury, MA 02119

City of Boston
_____ Woodville
Roxbury, MA 02119

Goncalves, Viriato, et al
67 Dennis
Roxbury, MA 02119

Wilcox, John W. et al
1 Woodville
Roxbury, MA 02119

Coleman, Elias, et al
2 Woodville
Roxbury, MA 02119

Wiggins, Emerson C., et al
3 Woodville
Roxbury, MA 02119

Kendrick, Harry
5 Woodville
Roxbury, MA 02119

Wilder, Lelia
6 Woodville
Roxbury, MA 02119

COCKET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Harry Kenrick
9 Woodville
Roxbury, MA 02119

Harry Kenrick
13 Woodville
Roxbury, MA 02119

Harry Kenrick
15 Woodville
Roxbury, MA 02119

Harry C. Kenrick
17 Woodville
Roxbury, MA 02119

Gunn, Lela JB
19 Woodville
Roxbury, MA 02119

Jones, John C.
20 Woodville
Roxbury, MA 02119

White, Ann
21 Woodville
Roxbury, MA 02119

James, Ormond S., Jr.
23 Woodville
Roxbury, MA 02119

Sapp, Karen, et al
25 Woodville
Roxbury, MA 02119

Scantlebury, Lawson
26 Woodville
Roxbury, MA 02119

Colon. Dionisio

COULET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

33 Woodville
Roxbury, MA 02119

City of Boston
32 Woodville
Roxbury, MA 02119

Colon, Dionisio
33 Woodville
Roxbury, MA 02119

City of Boston
34 Woodville
Roxbury, MA 02119

Adams, Helen G.
38 Woodville
Roxbury, MA 02119

Jamb Enterprises
41 Woodville
Roxbury, MA 02119

Clarke, Othniel F., et al
42 Woodville
Roxbury, MA 02119

McLeod, Evelyn L.
45 Woodville
Roxbury, MA 02119

Ford, M. Neil
14 Glenarm
Dorchester, MA 02121

Kimbrough, Ulysses, et al
46 Dennis
Roxbury, MA 02119

Battle, Murphy B.
Woodville Park

ROXBURY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Roxbury, MA 02119

Jenkins, Tillman
50 Dennis
Roxbury, MA 02119

McLean, Daniel H., et al
2 Woodville Park
Roxbury, MA 02119

Jefferson, Clyde
3 Woodville Park
Roxbury, MA 02119

Hill, Clarence, et al
4 Woodville Park
Roxbury, MA 02119

McLean, Daniel H., et al
5 Woodville Park
Roxbury, MA 02119

Gray, William, et al
6 Woodville Park
Roxbury, MA 02119

Carter, Deborah J.
7 Woodville Park
Roxbury, MA 02119

Fuller, Austin, et al
8 Woodville Park
Roxbury, MA 02119

Hill, Clarence, et al
9 Woodville Park
Roxbury, MA 02119

Hobson, Doris A.
10 Woodville Park
Roxbury, MA 02119

COBBET NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Branch, Harold, et al
11 Woodville Park
Roxbury, MA 02119

Smith, Edward H., Sr.
13 Woodville Park
Roxbury, MA 02119

Bigger, Fred W., et al
39 Alaska
Roxbury, MA 02119

City of Boston
Waverly
Boston, MA 02116

Bright, Hazel V
1 Murray Avenue
Roxbury, MA 02119

Exxon Corporation
Box 53
Houston, TX 77001

Woodbine Associates, Inc.
57 Blue Hill Ave.
Roxbury, MA 02119

City of Bostn
81 Blue Hill Ave.
Roxbury, MA 02119

Brown, Cornell
83 Blue Hill Ave.
Roxbury, MA 02119

Bowden, Dock L.
85 Blue Hill Ave.
Roxbury, MA 02119

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Jackson, Carlton, Jr.
87 Blue Hill Ave.
Roxbury, MA 02119

Young, Courtney
89 Blue Hill Ave.
Roxbury, MA 02119

Calhoun, Rachel V.
91 Blue Hill Ave.
Roxbury, MA 02119

Jones, Calvin
93 Blue Hill Ave.
Roxbury, MA 02119

Monclova, Paulino R., et al
97 Blue Hill Ave.
Roxbury, MA 02119

Hunter, Laymon T., et al
315 Chestnut
Randolph, MA 02368

A. L. Johnson Associates, Inc.
108 Blue Hill Ave.
Roxbury, MA 02119

Gloth, HY TS
109 Blue Hill Ave.
Roxbury, MA 02119

Sons of God Apostilic
119 Blue Hill Ave.
Roxbury, MA 02119

McIntyre, William E., et al
79 Windsor
Roxbury Crossing, MA 02120

CODEEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

McIntyre, William E., et al
79 Windsor
Roxbury Crossing, MA 02120

Jenkins, Richard B., et al
2 Corman Rd.
Mattapan, MA 02126

Reason, Daniel L., et al
133 Blue Hill Ave.
Roxbury, MA 02119

Reason, Daniel L., et al
133 Blue Hill Ave.
Roxbury, MA 02119

Fisher, Margaret
137 Blue Hill Ave.
Roxbury, MA 02119

Beacon, Joslyn
139 Blue Hill Ave.
Roxbury, MA 02119

Woodberry, Eva
151 Blue Hill Ave.
Roxbury, MA 02119

Borrero, Georgorio
153 Blue Hill Ave.
Roxbury, MA 02119

Borrero, Georgorio
157 Blue Hill Ave.
Roxbury, MA 02119

Boyle, Rosemary
161 Blue Hill Ave.
Roxbury, MA 02119

DOULET NEIGHBOURHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Jeter, Lawrence
163 Blue Hill Ave.
Roxbury, MA 02119

Jones, Annette
165 Blue Hill Ave.
Roxbury, MA 02119

Valderrama, Wilfredo
73 Clifford
Roxbury, MA 02119

Wooten, Lucy
173 Blue Hill Ave.
Roxbury, MA 02119

England, Dianne
177 Blue Hill Ave.
Roxbury, MA 02119

City of Boston
179 Blue Hill Ave.
Roxbury, MA 02119

Cornwall, Atley
183 Blue Hill Ave.
Roxbury, MA 02119

Dixon, Jesse Olin
70 Greenfield Rd.
Mattapan, MA 02126

City of Boston
138a Blue Hill Ave.
Dorchester, MA 02125

Young, Arthur, et al
140 Blue Hill Ave.
Dorchester, MA 02124

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Young, Arthur, et al
140 Blue Hill Ave.
Dorchester, MA 02124

Diggs, Beatrice W., Trust
144 Blue Hill Ave.
Roxbury, MA 02119

Herron, Curtis W., et al
146 Blue Hill Ave.
Roxbury, MA 02119

Cadogan, Gerard
19 Alabama
Mattapan, MA 02126

Cadogan, Gerard
19 Alabama
Mattapan, MA 02126

Muse, A. T., TS
50 Saunders
N. Weymouth, MA 02191

Muse, A. T., TS
50 Saunders
N. Weymouth, MA 02191

City of Boston
164 Blue Hill Ave.
Roxbury, MA 02119

City of Boston
168 Blue Hill Ave.
Roxbury, MA 02119

Pizzano, Saverio
286 Columbus Ave
Boston, MA 02116

DOBBY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Timson, John H.
180 Blue Hill Ave.
Roxbury, MA 02119

Timson, John H.
180 Blue Hill Ave.
Roxbury, MA 02119

City of Boston
Dudley
Dorchester, MA 02125

City of Boston
Brook Avenue
Dorchester, MA 02125

City of Boston Trust
581 Dudley
Dorchester, MA 02125

City of Boston
1 Gouldville Terr.
Dorchester, MA 02125

Edman, Jacob E./Ada G. BE
32 West Cottage
Dorchester, MA 02125

Silvia, Ada J.
86 Brook Avenue
Dorchester, MA 02125

City of Boston
87 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
88 Brook Avenue
Dorchester, MA 02125

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Correia, Jose & Eugenia BE
89 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
90 Brook Avenue
Dorchester, MA 02125

Correia, Neculaw, et al
91 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
92 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
94 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
96 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
98 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
100 Brook Avenue
Dorchester, MA 02125

Spuria, Lillian
101 Brook Avenue
Dorchester, MA 02125

Monteiro, Vasco R.
104 Brook Avenue
E. Boston, MA 02128

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston
106 Brook Avenue
Dorchester, MA 02125

Cannata, Alfonso
107 Brook Avenue
Dorchester, MA 02125

Cit of Bostn
110 Brook Avenue
Dorchester, MA 02125

City of Boston
112 Brook Avenue
Dorchester, MA 02125

Perkins, Constance
114 Brook Avenue
Dorchester, MA 02125

Pantazoupoulos, Jean A., et al
116 Brook Avenue
Dorchester, MA 02125

DiCicco, Louis/Anna BE
101 Partridge
West Roxbury, MA 02132

Sturdivant, Arthur
123 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
124 Brook Avenue
Dorchester, MA 02125

Cussen, Anne M.
125 Brook Avenue
Dorchester, MA 02125

PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Cottage Brook Associates LPS
126 Brook Avenue
Dorchester, MA 02125

Diaz, Carmen E.
127 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
128 Brook Avenue
Dorchester, MA 02125

Harnden, Milford L.
129 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates LPS
130 Brook Avenue
Dorchester, MA 02125

Cuccinello, John, et al
131 Brook Avenue
Dorchester, MA 02125

Cottage Brook Associates
132 Brook Avenue
Dorchester, MA 02125

City of Boston
Brookford
Dorchester, MA 02125

Arrington, Don Q.
50 Woodbine
Dorchester, MA 02125

City of Boston
77 Howard Avenue
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Tortora, John, et al
2 Brookford
Dorchester, MA 02125

Tuggle, Doris T.
3 Brookford
Dorchester, MA 02125

Cook, Doris
5 Brookford
Dorchester, MA 02125

Boston Redevelopment Authority
7 Brookford
Dorchester, MA 02125

City of Boston
8 Brookford
Dorchester, MA 02125

Duncan, Muriel D., et al
9 Brookford
Dorchester, MA 02125

City of Boston
11 Brookford
Dorchester, MA 02125

Wray, William E.
15 Brookford
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Hamilton, Alice, et al
18 Brookford
Dorchester, MA 02125

Hamilton, Alice L.
18 Brookford
Dorchester, MA 02125

Andrews, Edward
20 Brookford
Dorchester, MA 02125

Marks, Henderson, Sr.
51 Judson
Dorchester, MA 02125

Darosa, Romero
24 Brookford
Dorchester, MA 02125

Peters, Hyacinth
25 Brookford
Dorchester, MA 02125

City of Boston
26 Brookford
Dorchester, MA 02125

City of Boston
28 Brookford
Dorchester, MA 02125

DeVaughn, Booker T., Jr., et al

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

30 Hallowell
Mattapan, MA 02126

Rosario, Miguel
36 Brookford
Dorchester, MA 02125

Amando, Jose Olivio V.
38 Brookford
Dorchester, MA 02125

Plowman, Lloyd F., Jr.
40 Brookford
Dorchester, MA 02125

Corliss, James H.
Brookford
Dorchester, MA 02125

Ryan, Richard G.
42 Brookford
Dorchester, MA 02125

Ryan, Richard G.
43 Brookford
Dorchester, MA 02125

City of Boston
44 Brookford
Dorchester, MA 02125

Gonzalez, Felix N., et al

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

45 Brookford
Dorchester, MA 02125

Smith, William
46 Brookford
Dorchester, MA 02125

Vargas, William
47 Brookford
Dorchester, MA 02125

Brower, Webster P., et al
c/o Webster P. Brower
4 Cottage Ct.
Dorchester, MA 02125

Swinson, Gertrude G.
2 Cottage Ct
Dorchester, MA 02125

City of Boston
Julian
Dorchester, MA 02125

City of Boston
Dalín Pl.
Dorchester, MA 02125

Robinson, Wilbert, et al
18 Julian
Dorchester, MA 02125

Lee, Jim, Jr.

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

7 Dalin Pl.
Dorchester, MA 02125

City of Boston
8 Dalin Pl.
Dorchester, MA 02125

City of Boston
9 Dalin Pl.
Dorchester, MA 02125

Johnson, Agnes L.
11 Dalin Pl.
Dorchester, MA 02125

Sessions, Delacie
14 Dalin Pl.
Dorchester, MA 02125

Galvao, Carlos, et al
11 Gayland
Dorchester, MA 02125

City of Boston
Victor
Dorchester, MA 02125

Gomes, Joaquin F.
15 Broadway
Stoughton, MA 02072

Amado, Maria
28 Judson

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Dorchester, MA 02125

Washington, Mary L., Trust
Dean
Dorchester, MA 02125

Nuestra Comunidad Dev. Corp.
391 Dudley
Roxbury, MA 02119

City of Boston
7 Dean
Dorchester, MA 02125

Morales Fundador et al
10 Dean
Dorchester, MA 02125

Andrews, Josephus C., et al
c/o Nina B. Hargraves
Amesbury Lane
Little Compton, RI 02837

Ramos Guillermo
12 Dean
Dorchester, MA 02125

Nunez, Carmen D.
c/o Susane Valasaves
15 Dean
Dorchester, MA 02125

Shelton, Lovie J., et al

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

18 Dean
Dorchester, MA 02125

Diaz, Jose
23 Dean
Dorchester, MA 02125

Boston Natural Area Fund, Inc.
73 Tremont St.
Boston, MA 02109

Boston Natural Area Fund, Inc.
26 Dean
Dorchester, MA 02125

Rodreguez, Rafael
27 Dean
Dorchester, MA 02125

Lopes, Arthur J., et al
29 Dean
Dorchester, MA 02125

Boston Natural Area Fund, Inc.
73 Tremont
Boston, MA 02109

Gomes, Joaquim F.
c/o Jack Gomes
Box 713
Stoughton, MA 02072

Smalley, Alfred A., et al

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Downey Ct.
Dorchester, MA 02125

Dunlop, Elizabeth Ann
933 Jameson Avenue
Indn. HB BE, FL 32937

City of Boston
2 Downey Street
Dorchester, MA 02125

Roberts, Fern A.
3 Downey Street
Dorchester, MA 02125

City of Boston
4 Downey Ct.
Dorchester, MA 02125

City of Boston
5 Downey Ct.
Dorchester, MA 02125

Smith, William, et al
46 Brookford
Dorchester, MA 02125

City of Boston by FCL
Dromey
Dorchester, MA 02125

Rosario, Miguel
36 Brookford

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Dorchester, MA 02125

Bigney, Arthur B.
Dromey
Dorchester, MA 02125

Goodwin, Charlotte I
16 Brookside Rd.
Braintree, MA 02184

Bennett, Joseph M. et al
47 Judson
Dorchester, MA 02125

Graham, John P.
19 Dromey
Dorchester, MA 02125

City of Boston
Dudley
Dorchester, MA 02125

Liriano, Jose, Trsts
557 Dudley
Dorchester, MA 02125

Ryman, Ann, et al
12 Pleasant St.
Dedham, MA 02026

City of Boston Trst
581 Dudley
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Cottage Brook Associates LPS
589 Dudley
Dorchester, MA 02125

Cottage Brook Associates LPS
591 Dudley
Dorchester, MA 02125

Cottage Brook Associates LPS
593 Dudley
Dorchester, MA 02125

Cottage Brook Associates LPS
595 Dudley
Dorchester, MA 02125

Cottage Brook Associates LPS
599 Dudley
Dorchester, MA 02125

City of Boston
603 Dudley
Dorchester, MA 02125

City of Boston
625 Dudley
Dorchester, MA 02125

Butler, Carrie M.
771 Dudley
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston
Fairbury
Dorchester, MA 02125

City of Boston
Fairbury
Dorchester, MA 02125

City of Boston
Fairbury
Dorchester, MA 02125

City of Boston
by FCL
Fairbury
Dorchester, MA 02125

Pizzano, Saverio
286 Columbus Ave
Boston, MA 02116

Zero, Joseph & Anna BE
460 East Eighth
South Boston, MA 02127

Knight, Gregory
Box 921
Randolph, MA 02368

Knight, Gregory B. S.
Box 921
Randolph, MA 02368

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Knight, Gregory B. S.
Box 921
Randolph, MA 02368

Knight, Gregory B. S.
Box 921
Randolph, MA 02368

Knight, Gregory B. S.
Box 921
Randolph, MA 02368

City of Boston
625 Dudley
Dorchester, MA 02125

City of Boston
Folsom
Dorchester, MA 02125

Corcoran, Theresa Metal
c/o Marchese
12 Hammond Ct.
Quincy, MA 02169

MacDonald, Frederick F.
8 Folsom
Dorchester, MA 02125

MacDonald, Frederick F.
8 Folsom
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

City of Boston
Judson
Dorchester, MA 02125

City of Boston
Judson
Dorchester, MA 02125

Boston Natural Area Fund Inc.
Judson
Dorchester, MA 02125

Bigney, Arthur B.
Dromey
Dorchester, MA 02125

Cruz, Blas
45 Julian
Dorchester, MA 02125

City of Boston
Judson
Dorchester, MA 02125

City of Boston
Judson
Dorchester, MA 02125

Bethany Baptist Church
66 Judson
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Kearney, James
11 Judson
Dorchester, MA 02125

Salmon, Alton Etal
15 Judson
Dorchester, MA 02125

Henriquez, J. Ricardo Etal
20 Judson
Dorchester, MA 02125

Amado, Maria
28 Judson
Dorchester, MA 02125

Leavitt, John
41A Judson
Dorchester, MA 02125

Martinez, Grisel TS
43 Judson
Dorchester, MA 02125

Masone, Saverio Etal
45 Judson
Dorchester, MA 02125

Bennett, Henry C.
47 Judson
Dorchester, MA 02125

Dennis, Yugi

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

49 Judson
Dorchester, MA 02125

Marks, Henderson & Ethel
51 Judson
Dorchester, MA 02125

City of Boston
Julian
Dorchester, MA 02125

Portnoy, Nathan & Eva
61 Beaumont
Dorchester, MA 02124

Ackerman, Oscar
14 Julian
Dorchester, MA 02125

City of Boston
Judson
Dorchester, MA 02125

Muse A T TS
50 Saunders
North Weymouth, MA 02191

Firenze, Marie A.
66 Julian
Dorchester, MA 02125

Robinson, Prescott
27 Julian

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Dorchester, MA 02125

Cadogan, Gerard
19 Alabama
Mattapan, MA 02126

O'Neal, Carl F. TRST
160 Blue Hill Ave
Roxbury, MA 02119

Buccini, Conzezio
6 Julian
Dorchester, MA 02125

Germaine, Richard F.
10 Julian
Dorchester, MA 02125

Flowers, Annie L.
11 Julian
Dorchester, MA 02125

City of Boston
13 Julian
Dorchester, MA 02125

City of Boston
15 Julian
Dorchester, MA 02125

Carr, Dorothea F.
17 Julian
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Robinson, Wilbert et al
18 Julian
Dorchester, MA 02125

Daddabbo, Kenneth R. Jr. et al
21 Julian
Dorchester, MA 02125

Webb, James
26 Julian
Dorchester, MA 02125

City of Boston
27 Julian
Dorchester, MA 02125

Cobb, Linwood Earl et al
28 Julian
Dorchester, MA 02125

Giles, Dorothy
30 Julian
Dorchester, MA 02125

Brower, Webster P. et al
4 Cottage Ct
Dorchester, MA 02125

Mucciolo, Rose et al
35 Julian
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Milanes, Hubert P.
36 Julian
Dorchester, MA 02125

City of Boston
37 Julian
Dorchester, MA 02125

Favre, Beverly A.
38 Julian
Dorchester, MA 02125

Wooten, Albert & Lucy
39 Julian
Dorchester, MA 02125

Robinson, Joseph E.
40 Julian
Dorchester, MA 02125

Koplow, Martin et al
120 Hemenway
Boston, MA 02115

Cruz, Blas
45 Julian
Dorchester, MA 02125

Harding, Shirley A. TRSTS
47 Julian
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Boston Natural Area Fund Inc.
73 Tremont
Boston, MA 02109

Bragowitz, Narcissy et al
49 Julian
Dorchester, MA 02125

Ocasio, Francisco et al
50 Julian
Dorchester, MA 02125

Booker, William & Mildred
51 Julian
Dorchester, MA 02125

Andrews, Edward
53 Julian
Dorchester, MA 02125

Arrington, Robert B.
50 Woodbine
Roxbury, MA 02119

Kalinowsky, Mary
135 Townsend
Dorchester, MA 02121

Harding, Shirley A. TRSTS
58 Julian
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Boswell, Cleveland
59 Julian
Dorchester, MA 02125

Shelton, Napoleon et al
62 Julian
Dorchester, MA 02125

Richards, Eugene E.
56 West Elm Ave.
Wollaston, MA 02170

Plude, Marguerite R. TRST
c/o Carter Associates
Box 362
Charlestown, MA 02129

City of Boston
78 Julian
Dorchester, MA 02125

Cudjoe, Caesar D.
82 Julian
Dorchester, MA 02125

Phillips, Ernest
14 Hartford
Dorchester, MA 02125

Bresnick, Martin J. TS
37 Folsom
Dorchester, MA 02125

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Little Sisters Assumptn
33 Robinhood
Dorchester, MA 02125

Roman Cath Arch Boston
24 Harford
Dorchester, MA 02125

Davis, Betty J.
1 Robinhood
Dorchester, MA 02125

Penn, Samuel E.
3 Robinhood
Dorchester, MA 02125

Render, Annie M. et al
5 Robinhood
Dorchester, MA 02125

Monrois, Angel
7 Robinhood
Dorchester, MA 02125

Burgos, Rosalina et al
9 Robinhood
Dorchester, MA 02125

Roxbury Multi-Service Ctr.
510 Walnut
Philadelphia, PA 19106

Baker, Thomasina et al

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

13 Robinhood
Dorchester, MA 02125

Jones, Robert Louis et al
15 Robinhood
Dorchester, MA 02125

Bowman, Sherry Ann
17 Robinhood
Dorchester, MA 02125

Filet, Seymour M.
21 Robinhood
Dorchester, MA 02125

Liddell, John J.
23 Robinhood
Dorchester, MA 02125

Williamson, George M. et al
25 Robinhood
Dorchester, MA 02125

Gabbidon, Linda
27 Robinhood
Dorchester, MA 02125

Williamson, George et al
29 Robinhood
Dorchester, MA 02125

City of Boston
Victor

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Dorchester, MA 02125

Ward, Jimmy L.
Woodward Pk. St.
Dorchester, MA 02125

City of Boston
Woodward Pk. St.
Dorchester, MA 02125

Roman Cath Arch of Boston
2121 Commonwealth Avenue
Brighton, MA

Corcoran, Theresa M. et al
c/o Marchese
12 Hammond Ct.
Quincy, MA 02169

Santana, Ana
5 Woodward Pk. St.
Dorchester, MA 02125

Rosado, Victor J. et al
6 Woodward Pk. St.
Dorchester, MA 02125

Vazquez, Anastacia
7 Woodward Pk. St.
Dorchester, MA 02125

Brown, Peter A.
9 Woodward Pk. St.

DUDLEY NEIGHBORHOOD INITIATIVE
PROPERTY OWNER/ABUTTERS
121A PROJECT AREA
MAILING LIST

Dorchester, MA 02125

City of Boston
11 Woodward Pk. St.
Dorchester, MA 02125

Morales, Fundador et al
Box 44
Dorchester, MA 02125

Velasquez, Pablo et al
16 Woodward Pk. St.
Dorchester, MA 02125

City of Boston
17 Woodward Pk. St.
Dorchester, MA 02125

Serrano, Gerardo
18 Woodward Pk. St.
Dorchester, MA 02125

City of Boston
21 Woodward Pk. St.
Dorchester, MA 02125

Griffith, Maureen et al
27 Woodward Pk. St.
Dorchester, MA 02125

Dear Property Owner:

This letter is formal notice that Dudley Neighbors, Inc. has submitted an application to the Boston Redevelopment Authority for the authority to acquire land in your ownership by eminent domain for the purpose of developing housing affordable to low and moderate income families. Dudley Neighbors anticipates, in most cases, negotiating a mutually satisfactory purchase agreement with property owners. The sale of property subject to the eminent domain process may result in significant potential tax benefits for the seller.

You have been identified as the owner of vacant land in or adjacent to an area designated in the 121A application as the Dudley Triangle. The Triangle is bounded by Dudley Street, Blue Hill Avenue, Brookford Street, Hartford Street, Robin Hood Street, Folsom Street and Howard Avenue; and includes vacant land along some blockfronts on Dudley Street and Blue Hill Avenue. (See attached map)

A summary of the pertinent facts about the Applicant and the proposed project is attached to this notice.

This application will be discussed by the Board of Commissioners of the Boston Redevelopment Authority and at that time there will be an opportunity for comment by affected land owners and all interested parties.

Place:

Date: October 13, 1988

Time:

Copies of Dudley Neighbors, Inc.'s application are available for review Monday to Friday, between the hours of 9AM and 5PM at the following locations:

The Boston Redevelopment Authority
1 City Hall Square, 9th Floor
City Hall
Boston, MA 02201

or

The Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

Dear Neighbor:

This letter is formal notice that Dudley Neighbors, Inc. has submitted an application to the Boston Redevelopment Authority asking for the authority to acquire, by eminent domain, vacant land in the Dudley Neighborhood, for the purpose of developing housing for low and moderate income families, in an area which may have an impact on you.

You have been identified as the owner of vacant land in or adjacent to an area designated in the 121A application as the Dudley Triangle. The Triangle is bounded by Dudley Street, Blue Hill Avenue, Brookford Street, Hartford Street, Robin Hood Street, Folsom Street and Howard Avenue; and includes vacant land along some blockfronts on Dudley Street and Blue Hill Avenue. (See attached map)

IF YOU OWN VACANT LAND IN THE TRIANGLE PROPOSED TO BE ACQUIRED BY EMINENT DOMAIN, YOU WILL RECEIVE NOTICE UNDER SEPARATE COVER, OTHERWISE YOUR PROPERTY WILL NOT BE SUBJECT TO EMINENT DOMAIN. NONETHELESS, YOU MAY BE INTERESTED TO KNOW ABOUT THE DETAILS OF THE PROPOSAL AND HOW IT WILL AFFECT THE NEIGHBORHOOD.

A summary of the pertinent facts about the Applicant and the proposed project is attached to this notice.

This application will be discussed by the Board of Commissioners of the Boston Redevelopment Authority and at that time there will be an opportunity for comment by affected land owners and all interested parties.

Place:

Date: October 13, 1988

Time:

Copies of Dudley Neighbors, Inc.'s application are available for review Monday to Friday, between the hours of 9AM and 5PM at the following locations:

The Boston Redevelopment Authority
1 City Hall Square, 9th Floor
City Hall
Boston, MA 02201

The Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

DOC # 5113

ADOPTED

11/10/88

CHAPTER 121A APPLICATION

Submitted by

DUDLEY NEIGHBORS, INCORPORATED

19 August 1988

Bl Mtg 10/13/88

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DUDLEY NEIGHBORS, INCORPORATED

385 Dudley Street
Roxbury, MA 02119
(617) 442-9670

August 19, 1988

Mr. Robert Farrell, Chair
Boston Redevelopment Authority
Boston City Hall
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell,

On behalf of Dudley Neighbors, Inc. we are pleased to submit to you the attached application for authorization to establish a corporation under Chapter 121A of the Massachusetts General Laws. In this application we are also seeking acquisition authority under the same laws for a project site in the Dudley Triangle.

The establishment and authority of this corporation is a critical step in the future of this neighborhood, both from a development and a community perspective. Because of the large number of parcels with unknown and untraceable owners, land assembly without this authority would be next to impossible. And with over 1.2 million sq. feet of vacant land, and over 130 private land owners, development cannot occur without such assembly.

As importantly, without gaining control over this vacant land, the neighborhood faces increasing speculative pressure and eventual displacement as rising land values will place newly constructed housing outside the reach of local residents. By having acquisition authority, Dudley Neighbors, Inc. will be able to both assemble land for development and assure that much of the housing will be affordable to local residents.

Because the City of Boston owns a significant amount of land in the Dudley Triangle, we have the opportunity for a unique partnership between the City, the BRA and the Dudley Street neighborhood. Working together, we believe this tripartite collaboration can be a model, both locally and nationally, for neighborhood revitalization.

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At this time, we would like to request a waiver of the 121A application fee, since Dudley Neighbors, Inc. is a not for profit corporation based in the community, whose sole intent is the production of affordable housing.

We hope the Board members of the BRA will look favorably upon this application and we look forward to working together to see the Dudley Street neighborhood reborn.

Sincerely,

Che' Madyun

Che Madyun
President

enclosure

CM/db

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FACT SHEET

CHAPTER 121A APPLICATION

DUDLEY NEIGHBORS, INC.

- BOARD ACTION:** The Application has requested the Authority's consent to the formation of a 121A charitable corporation for the purposes of acquiring, by eminent domain, and leasing out for development 15 acres of privately held vacant land located in the Dudley Triangle for the new construction of approximately 500 units of low and moderate income housing and some commercial uses.
- APPLICANT:** The Applicant is Dudley Neighbors, Inc., 385 Dudley Street, Roxbury, Massachusetts 02119, a charitable corporation organized under Chapter 180 of the Massachusetts General Laws and composed of members appointed by the Dudley Street Neighborhood Initiative and by several Boston elected officials.
- PROJECT:** The vacant land to be acquired by the Applicant is comprised of about 200 scattered parcels, the median size of which is approximately 3200 sf, in the Dudley Triangle area. These 15 acres of land will be combined with approximately 15 acres of city-owned land in the same area to create 10 development parcels capable of supporting a feasible number of new units of family housing which will be developed by various nonprofit, community-based and minority developers. A developer designation process will be formulated and agreed to by both the city and the Applicant. Approximately 500 units of rental, co-op, and for-sale housing units will be created, and will receive assistance under various federal, state and city-controlled sources.
- FINANCING:** The estimated cost of the project is \$66,000,000 of which \$2,500,000 is attributed to land acquisition costs. The Applicant has a contract commitment of \$1,000,000 from Consumers United Insurance Company and has applied for \$1,500,000 from the Ford Foundation for the purchase of parcels in the project area. The amounts, terms and conditions of financing for the development of the individual parcels will be worked out in conjunction with more specific plans to be prepared for city and Applicant approval by each designated developer.

CONSTRUCTION: The Applicant proposes that developer designations begin during the first quarter of 1989 and that construction commence at the first quarter of 1991 and continue through the third quarter of 1993.

APPLICATION FOR AUTHORIZATION AND APPROVAL OF
DUDLEY NEIGHBORS, INC.
TO BE ORGANIZED PURSUANT TO THE PROVISIONS OF
MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND
CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED

The undersigned (the "Applicant") hereby applies to the Boston Redevelopment Authority (the "Authority") pursuant to the provisions of M.G.L. Chapter 121A, as amended, the provisions of Chapter 652 of the Acts of 1960, as amended, and the Rules and Regulations governing Chapter 121A projects in the City of Boston, adopted June 22, 1978 and amended January 6, 1983 and January 16, 1985, for authorization and approval by the Authority pursuant to M.G.L. Chapter 121A and Chapter 652 of the Acts of 1960, as amended, to the establishment of a corporation under the name of Dudley Neighbors, Inc. and the acquisition by the 121A entity of the project area as described in Section 2 hereof (the "Project Area"), in accordance with the provisions of said Chapter 121A, said Chapter 652, and this application.

APPLICANT AND PROPOSED 121A ENTITY INFORMATION

1. Applicant and Proposal 121A Entity Information

- (a) The name, business address, principal purpose and bank reference of the Applicant is as follows:

Applicant: Dudley Neighbors, Inc.

Address: 385 Dudley Street
Roxbury, MA 02119

Principal Purpose: Development of the Dudley Triangle project area for low and moderate income persons.

Bank Reference: First American Bank
572 Columbia Road
Dorchester, MA 02126

All notices and requests in connection with this application shall be sent by the Authority to:

Dudley Neighbors, Inc.
385 Dudley Street
Roxbury, MA 02119
Attention: Gerald O. Sims.

- (b) The attorneys representing the Applicant to whom a copy of all such notices and request should be sent are:

Rackemann, Sawyer & Brewster
One Financial Center
Boston, MA 02111-2659
Attention: Henry H. Thayer, Esq.

- (c) The Project Consultant working for the Applicant is:

Greater Boston Community Development, Inc.
79 Milk Street
Boston, MA 02109
Attention: Jacqueline M. Olivier

- (d) The proposed 121A entity for which consent of the Authority is sought is Dudley Neighbors, Inc., a Massachusetts corporation organized under Chapter 180 for the purpose of causing the redevelopment of the Dudley Triangle, as described in Section 2 (the "Project Area"), and increasing the supply of housing affordable to low and moderate income persons who live in the area. See Section 4.b(1) for a detailed description.

- (e) Neither Dudley Neighbors, Inc., nor any of its principals/officers own any property in the City of Boston on which might real estate taxes are in arrears.
- (f) The Applicant knows of no legal judgements or actions pending, concerning the proposed project which might reasonably impair the ability of the Applicant to immediately go forward with the Project.
- (g) Neither Dudley Neighbors, Inc., nor any of its principals/officers have any other 121A agreements with the Authority.

PROJECT AREA

2. Project Area

(a) Description by Metes and Bounds:

BEGINNING at a point which marks the intersection of the southeasterly side of Newman Place with the southwesterly sideline of Dudley Street; then running

SOUTHEASTERLY by the southwesterly sideline of Dudley Street two hundred nine and 00/100 (209) feet along parcels which include nos. 353 through 371 of said street; thence turning and running

SOUTHWESTERLY by the southeasterly side of no. 371 Dudley Street ninety-five and 99/100 (95.99) feet more or less; thence turning and running

NORTHWESTERLY by the rear of parcels nos. 371 through 357 Dudley Street one hundred sixty (160) feet more or less; thence turning and running

NORTHEASTERLY by the rear of parcel no. 4 Newman Place twenty-one (21) feet more or less; thence turning and running

NORTHWESTERLY by the rear of parcel nos. 355 through 353 Dudley Street fifty (50) feet more or less to a point on the southeasterly sideline of Newman Place; thence turning and running

NORTHEASTERLY by the southeasterly sideline of Newman Place, also being the northwesterly side of no. 353 Dudley Street eighty-six and 10/100 (86.10) feet to the point of beginning.

BEGINNING at a point which marks the intersection of the southeasterly sideline of Blue Hill Avenue with the southwesterly sideline of Dudley Street; thence running

SOUTHEASTERLY by southwesterly sideline of Dudley Street one thousand two hundred fifty (1250) feet more or less along parcels which include nos. 421 through 517 and part no. 517A of said street; thence turning and running

NORTHEASTERLY crossing Dudley Street sixty (60) feet more or less to a point on the northeasterly sideline of said street; thence running

NORTHEASTERLY again by the northwesterly side of no. 526 Dudley Street seventy-three and 00/100 (73) feet; thence turning and running

SOUTHEASTERLY by the rear of nos. 526 and 528 Dudley Street thirty-eight and 37/100 (38.37) feet; thence turning and running

NORTHEASTERLY by the northwesterly side of no. 530 Dudley street thirty-six and 98/100 (36.98) feet; thence turning and running

SOUTHEASTERLY by the rear of no. 530 dudley Street forty-six and 00/100 (46) feet; thence turning and running

SOUTHWESTERLY by the southeasterly side of no. 530 Dudley Street thirty-five and 95/100 (35.95) feet; thence turning and running

SOUTHEASTERLY by the northeasterly side of no. 534A Dudley Street twenty-six and 20/100 (26.20) feet; thence turning and running

NORTHEASTERLY by the northwesterly side of no. 536A Dudley Street two and 00/00 (2) feet; thence turning and running

SOUTHEASTERLY by the northeasterly side of no. 536A Dudley Street forty-five and 40/100 (45.40) feet to a point on the northwesterly sideline of Albion Street, thence running

SOUTHEASTERLY again crossing Albion Street fifty-five (55) feet more or less to a point on the southeasterly sideline of said street; thence turning and running

SOUTHERLY by the easterly side of no. 5 Albion Street and no. 4 East Cottage Street one hundred forty-two and 01/00 (142.01) feet to a point on the northwesterly sideline of East Cottage Street; thence turning and running

SOUTHEASTERLY crossing East Cottage Street forty-four (44) feet more or less to a point on the southeasterly sideline of East Cottage Street, said point also marks the centerline of a passageway fifteen (15) feet wide; thence turning and running

SOUTHERLY by the easterly side of nos. 5 and 3 East Cottage Street, said easterly side also being the centerline of said passageway, one hundred and 13/100 (100.13) feet; thence turning and running

SOUTHEASTERLY by the northeasterly of no. 3 East Cottage Street and nos. 590 through 612 Dudley Street, said northeasterly side also being the centerline of said passageway, two hundred forty-one and 70/100 (241.70) feet; thence turning and running

SOUTHWESTERLY by the southeasterly side of no. 612 Dudley Street one hundred five and 46/100 (105.46) feet to a point on the northeasterly sideline of Dudley Street; thence running

SOUTHWESTERLY again crossing Dudley Street sixty (60) feet more or less to a point which marks the intersection of the southwesterly sideline of Dudley Street with the northwesterly sideline of Howard Avenue; thence turning and running

SOUTHEASTERLY by the southwesterly sideline of Dudley Street two hundred ninety-one and 41/100 (291.41) feet to a point which marks the intersection of the southwesterly sideline of Dudley Street with the northwesterly sideline of Folsom Street; thence turning and running

SOUTHWESTERLY by the northwesterly sideline of Folsom Street seven hundred three (703) feet more or less; thence turning and running

SOUTHWESTERLY and SOUTHEASTERLY in part by the northwesterly sideline of Folsom Street and in part by the southwesterly sideline of said street by two measurements, fifty-four and 70/100 (54.70) feet on a curve having a radius of thirty-eight and 00/100 (38) feet and seventy and 68/100 (70.68) feet; thence turning and running

SOUTHWESTERLY by the southwesterly sideline of Folsom Street seventeen and 12/100 (17.12) feet on a curve having a radius of seventeen and 00/100 (17) feet to a point which marks the intersection of the southwesterly sideline of Folsom Street with the northwesterly sideline of Robin Hood Street; thence running

SOUTHWESTERLY again by the northwesterly sideline of Robin Hood Street three hundred ten and 00/100 (310) feet more or less along parcels which include nos. 21 through 31 of said street to a point which marks the intersection of the northwesterly sideline of Robin Hood Street with the northeasterly sideline of Hartford Street; thence turning and running

NORTHWESTERLY by the northeasterly sideline of Hartford Street five hundred thirty-five (535) feet more or less to a point which marks the intersection of the northeasterly sideline of Hartford Street with the southeasterly sideline of Howard Avenue; thence running

NORTHWESTERLY again crossing Howard Avenue forty (40) feet more or less to a point which marks the intersection of the northwesterly sideline of Howard Avenue with the northerly sideline of Brookford Street; thence turning and running

SOUTHWESTERLY by the northerly sideline of Brookford Street by two measurements, sixty and $66/100$ (60.66) feet and seven and $97/100$ (7.97) feet on a curve having a radius of twenty and $00/100$ (20) feet; thence turning and running

NORTHWESTERLY by the northerly sideline of Brookford Street by three measurements, one hundred thirty-seven and $86/100$ (137.86) feet on a curve having a radius of one hundred forty and $00/100$ (140) feet, fifty-one and $53/100$ (51.53) feet, and one hundred fifty-five and $45/100$ (155.45) feet on a curve having a radius of one hundred seventy-five and $00/100$ (175) feet along parcels which include nos. 46 through 36 of said street; thence turning and running

WESTERLY by the northerly sideline of Brookford Street by four measurements, one hundred fifty-four and $71/100$ (154.71) feet, ninety-nine and $91/100$ (99.91) feet, forty-five and $12/100$ (45.12) feet, and two hundred sixty-four and $16/100$ (264.16) feet to a point which marks the intersection of the northerly sideline of Brookford Street with the southeasterly sideline of Blue Hill Avenue; thence turning and running

NORTHEASTELRY by the southeasterly sideline of Blue Hill Avenue two thousand two hundred forty-five (2245) feet more or less along parcels which include nos. 186A through 34 and part no. 32 of said street; thence turning and running

NORTHWESTERLY crossing Blue Hill Avenue fifty (50) feet more or less to a point which marks the intersection of the northwesterly sideline of Blue Hill Avenue with the northeasterly sideline of LaGrange Place; thence running

NORTHWESTERLY again by the northeasterly sideline of LaGrange Place, said sideline also being the southwestelry side of nos. 27-29 Blue Hill Avenue and nos. 2 and 4 LaGrange Place, one hundred fifty (150) feet more or less; thence turning and running

NORTHWESTERLY by land n/f of St. Patrick's Educational Society by two measurements, fifteen and 00/100 (15) feet on a curve and twenty-two and 00/100 (22) feet; thence turning and running

NORTHEASTERLY in part by land n/f of said Educational Society and in part by the northwesterly side of no. 19 Blue Hill Avenue by seven measurements, fifty-six and 00/00 (56) feet, twenty-four and 28/100 (24.28) feet, twenty-two and 28/100 (22.28) feet, fifteen and 88/100 (15.88) feet, nineteen and 94/100 (19.94) feet, twenty-two and 02/100 (22.02) feet, and fifty-four and 50/100 (54.50) feet to a point on the northwesterly sideline of Blue Hill Avenue; thence turning and running

SOUTHEASTERLY crossing Blue Hill Avenue fifty (50) feet more or less; thence turning and running

NORTHEASTERLY by the southeasterly sideline of Blue Hill Avenue two hundred twenty-five (225) feet more or less to a point which marks the intersection of the southeasterly sideline of Blue Hill Avenue with the southwesterly sideline of Dudley Street, the point of beginning.

- (b) The proposed site area has experienced substantial economic decline over the past two decades. More than half the buildings in the area have been torn down creating over 1 million square feet of vacant land. Furthermore, excessive disinvestment has contributed to the general decline and neglect of the community.

In addition, the site is detrimental to the safety, health, morals, welfare and sound growth of the community because it is a blighted open area. The cost of sound development is prohibitive through the ordinary operations of private enterprise due to the deterioration of site facilities, and tax, water and sewer delinquencies. Substantial diversity of ownership of plots and inadequate utilities are also factors which contribute to the cost of developing the area. There are 181 privately owned vacant parcels in the project area owned by 131 individual land owners. At least 81 or 62% of the owners live outside Roxbury or Dorchester and many cannot be located.

Moreover, the small size of the lots including many below the minimum zoning size of 3,500 SF, the existence of some ledge, rock and unsuitable soil and expensive measures needed for draining and flood prevention in some areas render the area financially infeasible to develop.

The area in question constitutes a decadent area that is detrimental to the safety, health, morals, welfare and sound growth of the community due to a preponderance of buildings that are in disrepair, physically deteriorated and, in many instances, unfit for human habitation. In addition, much of the real estate has been taken for nonpayment of taxes and upon foreclosure of mortgages in recent years. Lastly, many buildings in the area have been torn down and not replaced.

To the applicant's knowledge, the site has not been declared blighted, open, decadent or substandard under chapter 121B, MGL.

- (c) The project area does not include land which has been approved by the Department of Public Works for the extension of the Massachusetts Turnpike.
- (d) See Appendix 15 which includes all owners in, abutting, and substantially affected by the project area.
- (e)

THE PROJECT

3. The Project

- (a) The Authority's approval is sought for a redevelopment project which will acquire through eminent domain takings approximately 15 acres of privately held vacant parcels in a triangular area which begins at the intersection of Dudley Street and Blue Hill Avenue and extends southerly for about one half mile along both main streets, and is joined by several smaller streets as described in 2(a) above.

These 15 acres will be combined with approximately 15 acres of City-owned land in the same area to create several development parcels each capable of supporting a feasible number of new units of family housing.

These parcels will be the subject of a developer designation process agreed to by the City and the Applicant designed to provide maximum opportunity for community-based, non-profit and minority developers.

The housing is expected to be primarily three-to-four story structures with separate entrances. The primary target population will be limited income families with children, with an expected income mix of 40% low, 30% moderate and 30% market households.

Amenities will include some off-street parking, commercial outlets, play and green areas, walkways, washer-dryer hook-ups for larger units, site lighting and common areas.

- (b) The project will consist largely of medium density housing with some commercial uses on the main thoroughfares. The development is expected to be consistent with the Roxbury IPOD.
- (c) The project will consist of many separate buildings. At the present time, licenses for the sale or consumption of alcoholic beverages are not anticipated.
- (d) No garages are contemplated at this time other than for the storage of maintenance equipment related to residential property.
- (e) The minimum standards to which the Applicant intends to conform are those which are imposed by current building, public health, environmental, zoning, sanitary and other applicable statutes as they are varied or applied by properly constituted governmental authorities. In addition, the applicant plans to conform to all requirements imposed by lenders and providers of subsidy

such as Massachusetts Housing Finance Agency, the U. S. Department of Housing and Urban Development, the Massachusetts Executive Office of Communities and Development and the Boston Housing Authority.

- (f) There are no facts or documents of which the Applicant is aware which would result in a determination by the Authority that the project is detrimental to the best interests of the public or City.
- (g) The Dudley Triangle, as the Project Site is commonly known, consists in approximately equal portions of intact areas of houses and small apartment buildings, and areas of total abandonment.

The intact segments are and have been hanging on against all odds for nearly two decades as the pockets of abandonment first grew to encompass half the triangle, and then continued thereafter to collect refuse and rodents and to harbor illegal activities.

Now property values for occupied structures have recovered sufficiently to permit owners to make moderate improvements and to maintain the existing housing stock. The half of the neighborhood which was not destroyed will be able to maintain itself with the help of various city programs and private investment by the owners.

The vacant half of the triangle, interwoven with the occupied half, is irredeemable without a significant planning and site assembly effort, and without substantial governmental assistance to prospective developers. The per-unit market value of housing in the neighborhood is enough to avoid further abandonment, but not nearly as high as replacement cost. There is a need to fill this gap with various forms of subsidy.

In addition, individual uncoordinated development efforts on small parcels will fail even if subsidized because they cannot be sustained without a similar improvement on adjacent parcels. The inability to locate owners for many of the abandoned parcels contributes to the difficulty of development. For as long as adjacent parcels are in disparate ownership, sites will be unattractive to serious, capable developers with the capacity to make a sustained, large scale redevelopment effort.

Site assembly historically was accompanied by displacement of existing residents and the redefinition of the neighborhood. The political consequences of this process are still with us today. As a result, site assembly with governmental sanction has fallen into disuse because it is associated with displacement and loss of neighborhood identity.

The Applicant proposes to extract the vital public benefit available from publicly sanctioned land assembly and to disassociate it from its historical context. As a community-controlled private entity, the Applicant will assemble sites that the neighborhood has identified, and will cause no displacement. All occupied structures will have the unqualified right to remain in place. Even with this limitation, the anticipated public benefit of private land acquired and assembled with the right of eminent domain in the Triangle will be enormous.

The number of interruptions in frontage of vacant land on existing streets by changes in ownership would decline to less than 1/4 of its current level. This would mean that efficient use of shared driveways and parking, as well as opportunities for attached dwellings, would rise dramatically.

Similarly, the rational development of common areas and play areas would be possible, and the ability to redevelop utilities and public ways in a way that supports a coordinated and timely development would increase greatly.

In addition, Section 103 of the Internal Revenue Code permits an owner whose property is subject to eminent domain taking to reinvest the proceeds in similar property without paying tax on any gain. This means site assembly under the aegis of eminent domain is significantly more attractive to tax-conscious owners.

All this would trigger a critical mass of development effort that would attract other investment and make existing on-site property owners and tenants more secure in their homes.

The current patchwork arrangement of 200 separately held private lots averaging 3204 square feet within the project area and widely interspersed among larger city-held parcels would give way to a much smaller number of large more regularly shaped parcels under joint control of the Applicant and the City.

Once the 121A approval is obtained, and the assembly process is underway, it is contemplated that the city and the applicant would convey their parcels for eventual ground lease to developers of combined sites according to an agreed-upon developer designation process.

- (h) The Applicant does not currently contemplate demolition or rehabilitation which would result in relocation. Any homeowners who, due to their proximity to vacant land, wish to have their property included in the development program, the Applicant would then file an amendment to this Application.

FINANCIAL INFORMATION

4. Financial Information

- (a) The structure of the Project, as described above, will be for the applicant to assemble parcels by purchase and/or option and by eminent domain where necessary, and then to lease the parcels to developers which the Applicant designates according to a process which has the participation and approval of the City.

The financial and legal arrangement between the Applicant and individual developers will be a ground lease with a large initial payment to offset the cost of assembly, and a smaller annual payment each year for the balance of the term.

The historical value of the 121A status up until the early 1980's had been the ability to negotiate a low and stable tax arrangement. Since the advent of 100% valuation, proposition 2-1/2 and classification, the benefit of a reduced tax status is no longer obtainable. The tax arrangement proposed in this application is intended to approximate the result of the normal assessor's process by relying on the 10 per thousand valuation as required in M.G.L. Ch. 121A Section 10 as the primary source of revenue, and supplementing it with an agreed upon definition of income for the excise portion of Section 10 to provide the balance of what 100% valuation at the current tax rate would otherwise bring to the City.

The primary financial advantage of proceeding with Chapter 121A status is to enhance the value of the land sufficiently to permit it to support development which can be underwritten by state and federal debt and subsidy sources and become financially feasible. The current patchwork arrangement of land holding would not, in the Applicant's opinion, support development which could obtain an adequate mortgage commitment, or equity investors, or subsidy commitments.

The individual developments on the assembled parcels are expected to resemble quite closely the typical "pipeline" of projects which have been developed on public sites in Boston over the past few years. Examples include the BRA's SENHI projects and several PFD projects, including Brooks School and the Bulfinch School project.

In each case, the primary elements include for rental or co-op housing, SHARP, MHFA first mortgage, Section 8 and 707 certificates, City of Boston Linkage, and syndication proceeds from equity limited partners. Homeownership developments rely primarily on Linkage, HOP from EOCD, First-Time Homebuyer MHFA Mortgages, and sales of units at cost to the Boston Housing Authority.

The ownership structure will depend on the individual development team assigned to each parcel. Conventional developments are expected to form partnerships. A community-based nonprofit would be expected to form a subsidiary to act as general partner in a limited partnership for rental housing, or to act as developer in for sale housing.

The Applicant will function as lessor on the ground lease. The ground lease will function in effect as a regulatory agreement to insure that use and benefit requirements are adhered to in each development.

- (b) As described in general terms above, the method of financing each individual development will depend on the nature of the development entity, and whether the long term use is as rental housing, cooperative housing or homeownership. A statement of sources and uses for a prototypical 500 unit project of each type is included in the following pages.

The cost of newly constructed housing in the project area is expected to be a minimum \$129,000 per unit for approximately 500 units or \$64,500,000. In addition, commercial development of stores and community space are expected to cost at least \$1,500,000 (25,000 sf at \$60/sf).

In addition, improvements to the public ways including paving, curbs, sidewalks and at least some repair and upgrading of utilities are anticipated. The cost of public improvements has not yet been estimated.

(i) Corporate Structure

The Applicant will form a M.G.L. Chapter 180 nonprofit corporation with a membership consisting of nine voting persons and two non-voting persons. The members shall be named as follows:

- o The person who at any time holds the office of President of DSNI shall serve as a voting member;

- o The full Board of Directors of DSNI shall have the power to name five additional voting members, at least two of whom shall be residents of the DSNI target area;
- o The Mayor of Boston, the City Councilor for the Seventh District and the Roxbury Neighborhood Council shall each appoint one voting member all of whom shall be residents of the DSNI target area; and
- o The State Senator for the 2nd Suffolk Senatorial District and the State Representative for the 5th Suffolk House District shall each appoint one non-voting member.

These members shall each serve until their successors are appointed by the respective appointing authorities.

The membership shall also serve as the members of the Applicant's Board of Directors with the same voting or non-voting status as they have as members. The Board of Directors shall elect its officers who shall serve until their successors are elected.

- (ii) The amounts, terms and conditions of financing will
 - (iii) be worked out in conjunction with more specific
 - and plans to be prepared for City and Applicant approval
 - (iv) by each designated developer for the individual parcels. The prototype pro-forma provided as Exhibit I at the end of this section is indicative of the arrangements the Applicant expects.
 - (v) The Applicant corporation as a Chapter 180 corporation will not issue stock or other securities.
 - (vi) The only beneficial interests to be created in the project will be those which are held by the development teams designated for each assembled development parcel. This process will include City participation and involve approval of all principals.
- (c) Appendix 16 includes a recent list obtained from the Treasurer-Collectors' Office of all outstanding Municipal Liens within the project area.

(d) Pursuant to contract under Section 6A of Chapter 121A the Applicant will make the following payments to the City of Boston, less urban redevelopment excise tax amounts due to the Commonwealth of Massachusetts, for each development parcel:

1. During construction \$.30/sf will be paid annually from the commencement of each lease to project completion on a prorated basis.
2. After each project is built \$600/dwelling unit will be paid annually for as long as the Applicant remains the owner of the leased land.

Specific years of payments will be determined by the actual schedule of individual parcel development and will be identified at the time of developer designation.

(e) No request for an extension to the 15-year period of property tax exemption is made.

EXHIBIT I

FINANCING PROFORMAS
PROTOTYPE DEVELOPMENT
1988

500 UNITS

Development Proforma

		TOTAL
ACQUISITION COSTS per unit @	\$5,000	\$2,500,000
CONSTRUCTION COSTS		
Total New Construction		48,793,000
Average GSF/Unit	1,207	
Constr. Cost/GSF	\$80.85	
GENERAL DEVELOPMENT COSTS		
Arch/Eng @	5.62%	2,742,200
Legal/Consulting	4.00%	1,951,700
Surveys, Eng., Clerk, etc.	2.50%	1,219,800
Bldg. & Misc. Permits	1.50%	731,900
Taxes/Insurance, etc.		0
Title and Recording	0.40%	195,200
SUBTOTAL		6,841,000
FINANCING COSTS		
Construction Interest		2,365,100
Period (mos's)	14	
Principal	53,000,000	
Annual Interest	8.50%	
Average % outstanding	45.00%	
Financing Fee 2.0% max. loan		1,060,000
SUBTOTAL		3,425,100
CONTINGENCY as % of Constr.	5.00%	2,439,700
SPONSOR DEVPT FEE per unit	1000	500,000
TOTAL CASH DEVELOPMENT COSTS		\$64,500,000
CASH DEVELOPMENT COSTS PER UNIT		\$129,000

EXHIBIT I

PROTOTYPE DEVELOPMENT

500 UNITS

Sources of Financing
1988

		COOP 125	PRIVATE 250	PUBLIC 125	TOTAL 500
CONSTRUCTION SOURCES	INT. RATES				
CDBG Grant	-	375,000	1,375,000	2,000,000	3,750,000
Housing Innovation Fund	-		2,500,000		2,500,000
MHFA Tax Exempt	9%	12,500,000	25,000,000	5,500,000	43,000,000
Net Syndication Proceeds	-	3,250,000			3,250,000
Linkage Proceeds (Cash)	-			2,000,000	2,000,000
City Loan with L.C.	5%		3,375,000	6,625,000	10,000,000
TOTAL		\$16,125,000	\$32,250,000	\$16,125,000	\$64,500,000

TAKE-OUT/PERMANENT SOURCES

CDBG Grant		1,250,000		1,250,000
Housing Innovation Fund		2,500,000		2,500,000
MHFA Multi-Family	12,500,000			12,500,000
MHFA Single Family		20,000,000		20,000,000
Purchaser Down Payments		1,750,000		1,750,000
BHA Purchase Proceeds			12,500,000	12,500,000
Net Syndication Proceeds	3,250,000			3,250,000
Linkage Proceeds (Cash)		2,000,000		2,000,000
Bridge Loan Repaid by Linkage	375,000	4,750,000	3,625,000	8,750,000
TOTAL	\$16,125,000	\$32,250,000	\$16,125,000	\$64,500,000

EXHIBIT I

PROTOTYPE DEVELOPMENT 500 UNITS

Homeownership Affordability Analysis
1988

TOTAL HOUSING EXPENSES

2- and 3-Bedroom Townhouses (Average Expenses)

Sales Price @	\$92,000
Mortgage @2	\$80,000
CDBG Funds	\$5,000
Down Payment of	\$7,000

	Per Month	Annual
Mortgage Payments (P&I; assumes HOP)	\$479	\$5,748
Ground Lease Payment	\$50	\$600
Condominium Fee (excluding utilities)	\$150	\$1,800
Homeowner and condominium insurance estimate	\$31	\$372
TOTAL P.I.T.I. plus condo fees	\$710	\$8,520
Estimated Utilities	\$67	\$804
TOTAL HOUSING EXPENSES	\$777	\$9,324

Minimum Qualifying Income @ (excluding utilities)	33%	\$25,818
Minimum Income as % of 4-person median	69%	
Maximum Allowable Income		\$34,000
Percent of Median		91%

Rental Affordability Analysis

Unit Size	2-Bedroom	3-Bedroom	4-Bedroom
Non-Certificate Rental Rate	\$630	\$700	\$701
Minimum Income @ 30% of Rental Rate	\$25,200	\$28,000	\$28,040
Percent of Median	75% (3-person)	70% (5-person)	69% (7-person)

EXHIBIT I

PROTOTYPE DEVELOPMENT 500 UNITS

Summary Limited Equity Cooperative Proforma
1988

SCHEDULE (Unit type and monthly payments)

	LOW-INCOME (SEC.8)		MODERATE/MARKET		
	UNIT #	RENT	UNIT#	RENT	TOTAL
2-Bedroom	35	\$759	15	\$640	50
3-Bedroom	35	\$948	20	\$775	55
4-Bedroom	5	\$1,020	15	\$771	20
TOTAL	75	\$64,845	50	\$36,665	125
Percent	60%		40%		

GROSS ANNUAL RENTS \$1,218,120

TOTAL UNITS	125	
ANNUAL GROSS RENTS	\$1,218,120	
VACANCY @	5%	(60,906)
EFFECTIVE RESIDENTIAL INCOME	\$1,157,214	
MISCELLANEOUS INCOME		
Laundry per unit per month @	\$3.00	4,500
TOTAL MISCELLANEOUS INCOME	\$4,500	
TOTAL EFFECTIVE RENTAL INCOME	\$1,161,714	
STATE RENTAL ASSISTANCE		
(SHARP +R-DAL) per unit	\$6,775	846,875
TOTAL EFFECTIVE INCOME	\$2,008,589	
ANNUAL OPERATING EXPENSES		
per unit	\$4,400	(550,000)
NET OPERATING INCOME	\$1,458,589	
DEBT SERVICE PAYMENTS	(1,326,000)	
YEAR 1 NET CASH FLOW (10% OF D.S.)	\$132,600	

MHFA FINANCING TERMS AND ANALYSIS

Annual Interest	10.00%	(includes override of .75%)
Annual Constant	10.6080%	
Maximum Payment	\$1,326,000	
Maximum Mortgage	\$12,500,000	
Coverage Ratio	1.10	
Term (years)	30	

DEVELOPMENT SCHEDULE

5. Development Schedule

Progress To Date

The process of redevelopment of the project area has already begun. The Dudley Street Neighborhood Initiative (DSNI) contracted in 1986 with DAC International to produce a master plan for the entire Dudley Street Neighborhood. This plan was completed in September of 1987 and is included in the supplemental materials to this application.

The master plan identified the project area as the prime target for redevelopment and provided specific information about demographics, uses and redevelopment options. Building on this work, DSNI has taken several subsequent steps in the 10 months since the report was completed.

- o It has obtained a \$1,000,000 commitment from Consumers United Insurance Company for the purchase of parcels in the project area (see Appendix 5).
- o It has identified most of the land owners of vacant sites in the project area who can be reached and has discussed the prospect of acquisition with owners of key sites.
- o It has come to an understanding with the staff of the Public Facilities Department on an overall strategy for the area which involves the acquisition of the privately-owned vacant sites, and the designation of the Applicant to receive the adjacent publicly-owned sites so that developer designation can proceed.
- o It has retained Greater Boston Community Development, Inc. as its development consultant to structure the planning process and to assist in implementation.
- o It has retained Rackemann, Sawyer and Brewster to provide legal services in connection with the redevelopment process.
- o It has been awarded \$50,000 by the Challenge Grant Program of the Massachusetts Housing Partnership, acting through the Executive Office of Communities & Development, to assist in the implementation of the revitalization plan.
- o In conjunction with the City of Boston Public Facilities Department, an application for \$700,000 in funding from the Department of Environmental Management's City and Town Commons Program has received preliminary approval for the first phase of the development of town commons at the Dudley/Hampden Streets and Dudley St./Blue Hill Avenue intersections (see Appendix 5).

- o It has submitted a proposal to the Ford Foundation for a Program Related Investment of \$1.5 million to be used in the acquisition of the privately owned lots.
- o It is having ongoing discussions with the George Robert White Fund regarding the prospect of funding for a neighborhood center to serve Dudley residents.
- o It is having ongoing discussions with Local 26 - AFL-CIO of the Hotel, Restaurant, Institutional Employees Bartender's Union regarding the use of \$11 million in Union pension funds to help finance the development of housing in the Dudley Triangle and/or the siting of a Union sponsored housing development in the area.

Future Steps

- (i) To insure that negotiations for site control of over 100 small individual parcels proceed quickly and efficiently, it is essential to secure eminent domain authorization prior to engaging each party. Also, for parcels with no known owner that are not high priority tax title cases, or where the tax title process and redemption period would take more than a year to complete, no alternative exists for timely site assembly. Thus, obtaining authorization for eminent domain takings is the next step, and it would appear that the BRA could choose to grant this authorization in September, 1988.
- (ii) Once the authorization is granted, then eminent domain proceedings would be organized and started pursuant, in most cases, to Chapter 80A on all tax delinquent parcels, and others for which the Applicant is unable to discover, despite its best efforts, any active owner.

The purpose of this first step is two fold; first, it assures that a large number of parcels are acquired without unnecessary and lengthy delay; and second, it establishes a benchmark of value against which later contested takings will be judged for value. This taking process would occur in the period October - December 1988, with results for all uncontested parcels by January 1989.

The purpose for using Chapter 80A for the taking is that it permits the Applicant to discover prior to incurring an irreversible obligation what the cost of each parcel will be. If the outcome is uneconomic, the Applicant can decline a particular parcel, only paying the Owners' court costs.

- (iii) Simultaneously, beginning in the North of the Project Area, the Applicant will approach each Owner who is able to be contacted, and attempt to negotiate a mutually acceptable agreement to purchase the land. This process will be facilitated by the use of Section 1033 of the Internal Revenue Code providing tax deferral for those who reinvest their gain in similar property. Wherever possible, the purchase agreements will be assignable options with two or three year terms to enable the cost to be postponed until construction closing by the designated developer. Where this is not possible, a limited number of purchases will be made using Consumer United Funds and negotiated purchases will occur between September 1988 and January 1989.
- (iv) For key parcels where active owners are not prepared to make a reasonable arrangement, a second set of eminent domain takings will be initiated with the expectation that the first group will have reached or be nearing completion so that some favorable comparables will be available prior to completion of the second set. The period for this activity will be January to May, 1989.

Some parcels in the project area will be left for a later point in the effort to ensure that enough funds are available to complete any necessary takings, and to communicate to the less willing owners of non-key parcels that they must contemplate the prospect of being left out of the development effort altogether.

- (v) Subsequent to the taking of tax title and uncontested parcels, and the negotiation of agreements with willing owners, the Applicant would work with the City to identify development parcels consisting of public land and newly acquired or optioned private vacant land, and proceed to designate developers for the parcels. This process would begin in the North of the project area and proceed Southward in pace with the private vacant site acquisition program outlined in steps 2-4.

Lack of resolution on one or two smaller lots within the redevelopment parcel would not obstruct developer designation.

It is expected that developer designations would occur beginning in March of 1989, and continue for approximately 15 months thereafter.

- (vi) Developers would be required to participate in a process which would be modeled after those currently in use by PFD and the BRA which involve initial or tentative designation, and then agreement at successive stages on the content, timing, costs and uses of the proposed developments. The initial designation would include clear and specific guidelines regarding proposed uses, density, amenities, and compatibility with surrounding existing uses.
- (vii) Based on recent experience in Boston, it is expected that approximately 12-21 months will elapse between developer designation and ground breaking. Thus, it is expected that construction starts will occur beginning in March of 1990 and continuing until March of 1992.
- (viii) Construction completion and occupancy are expected to occur on the average 12-18 months subsequent to the start of construction, or from March 1991, until September of 1993.

PUBLIC USE AND BENEFIT

6. Public Use and Benefit

The proposed Project constitutes a public use and benefit for the following reasons:

- (a) The Project is consistent with the overall planning and development objectives of the City of Boston with respect to the Roxbury/North Dorchester section of the City which has over half the vacant publicly-owned land in Boston. The City of Boston has committed substantial staff and agency resources to the development of revitalization plans for the area. The Public Facilities Department (PFD) has been engaged in a cooperative planning effort with the Dudley Street Neighborhood Initiative (DSNI) concerning the re-use of the almost 1.2 million square feet of vacant land in the Dudley Triangle; half of it is owned by the City. Also, the Inspectional Services Department has prioritized the pick-up of abandoned cars in the area and the cleaning of vacant lots.
- (b) The Project will eliminate the blighted, substandard and/or decadent conditions in the Project Area and surrounding community through its reconstruction, rehabilitation and improvement as previously described in Section 3. The redevelopment effort contemplated will bring the Project Area into compliance with applicable health, safety, and building codes, eliminating the blighted, substandard and/or decadent conditions in the Project Area.
- (c) The Project is clearly supported by the residents of the Project Area who have been actively involved in the revitalization planning for the Area. Much of this participation has been under the auspices of the DSNI. DSNI is a consortium of community residents, agencies, businesses, churches and concerned citizens from the Project Area who joined their efforts in an attempt to reverse the years long decline of the Dudley Neighborhood. DSNI obtained foundation funding to hire a consultant, DAC International, to assist the residents in formulating a redevelopment plan for the Dudley Neighborhood which reflected the needs and aspirations of the predominantly low and moderate income populace. After a nine month planning process in which more than 200 community residents participated, a plan for the re-birth of Dudley was ratified by the community, supported by the Mayor's Office and became a catalyst for the planning effort undertaken with the Boston Redevelopment Authority and the Public Facilities Department.

Because of the broad-based support throughout the community and the public sector, the Public Facilities Department has agreed to work with the community, through DSNI, to develop a revitalization strategy which combines the city-owned land with privately-held land in order to create developer parcels within the Dudley Triangle.

Over the past two months, DSNI has held a series of neighborhood meetings to inform the residents of plans to submit an application for the establishment of a 121A corporation. These meetings were attended by over 150 residents.

- (d) The anticipated impacts from the Project are sufficient to warrant the granting of 121A status for several reasons. First, the intention of the Applicant is to increase the supply of decent, safe, sanitary and affordable housing for low and moderate income persons and families in the Project Area. Second, the Applicant is committed to increasing employment opportunities for residents of the Project Area and the City of Boston and will, to the best of its ability, grant preference in hiring to residents of the Area and the City; subject to applicable City and State Laws. In addition, the development of this Project may serve as a catalyst for increased private development initiatives in the neighborhood and surrounding area. Furthermore, the Project, is intended to prevent the displacement of existing residents and provide housing options for low and moderate income families despite upwardly rising market costs of housing in the Area and the City. Finally, the proposed plans for the Project which entail the implementation of a master plan for the more than 30 acre site will result in the development of an economically integrated residential and mixed-use community with significant capital monies targeted to the area, and amenities, such as a Town Common, green and open space dispersed throughout the residential area and a planned "town center" with increased commercial and community space, greater than those which would normally result from projects intended for low and moderate income residents without the benefit of 121A status and other government assistance.
- (e) The scale of the development activities contemplated for the Project Area will have a significant environmental impact on traffic and parking in the immediate and surrounding areas. These impacts will be mitigated in part by the comprehensive nature of the planning process which will fully integrate pedestrian and vehicular circulation, open space and parking into the master plan for the Area. As part of the planning process, traffic and parking consultants will work with the appropriate City and State agencies.

WHY PROJECT NEEDS CHAPTER 121A

7. Why Project Needs Chapter 121A Aids

The project area known commonly as the Dudley Triangle, is a textbook example of urban blight within the meaning of the statute. The specific criteria mentioned in the statute are largely applicable to the project area. They are detailed in Sections 2(b) and 3(a) of this application. Appendix 4 includes the documentary evidence.

The central argument for the finding that government intervention is required is that the combined effects of a weak market and highly fractionated patterns of ownership cannot be overcome any other way.

JOBS -- RESIDENT PREFERENCE

8. Jobs -- Boston Resident Preference

All applicable Boston resident requirements for contracting and employment will be met or exceeded by the Applicant and each designated developer including those which have been adopted since the drafting of the BRA 121A Rules and regulations.

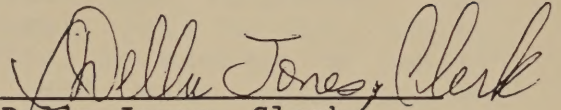
AFFIRMATIVE ACTION

9. Affirmative Action

All current applicable non-discrimination and affirmative action requirements of the City of Boston will be met or exceeded by the Applicant and each designated developer.

EXECUTED AS A SEALED INSTRUMENT THIS 19 day of August, 1988

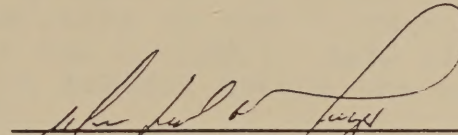
DUDLEY NEIGHBORS, INC.

BY 
Della Jones, Clerk

COMMONWEALTH OF MASSACHUSETTS

Suffolk, s.s.

Then personally appeared before me the above named Della Jones, Secretary of Dudley Neighbors, Inc., duly authorized, who being duly sworn, made oath that to the best of her knowledge and belief the statements contained in the foregoing Application and the Exhibits included in it are true.


Notary Public
My Commission Expires: 9/16/88

CERTIFICATE OF VOTE

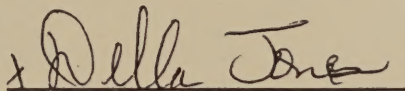
At a duly called special meeting of the Directors of Dudley Neighbors Incorporated held at 385 Dudley Street, Roxbury, Massachusetts on Thursday, August 18, 1988, at which meeting all Directors were present and acting at all times, it was, upon motion duly made and seconded, unanimously:

VOTED: To authorize and direct the President, Che Madyun, and the Treasurer, Paul Yelder, acting together or individually, to execute on behalf of the corporation and make oath to an application to the Boston Redevelopment Authority pursuant to Rule 2 of the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston in connection with the rehabilitation and provision of land for low and moderate income housing in that part of Boston known as Roxbury and contained within the boundaries of the two parcels described in Appendix A affixed hereto ("the Project").

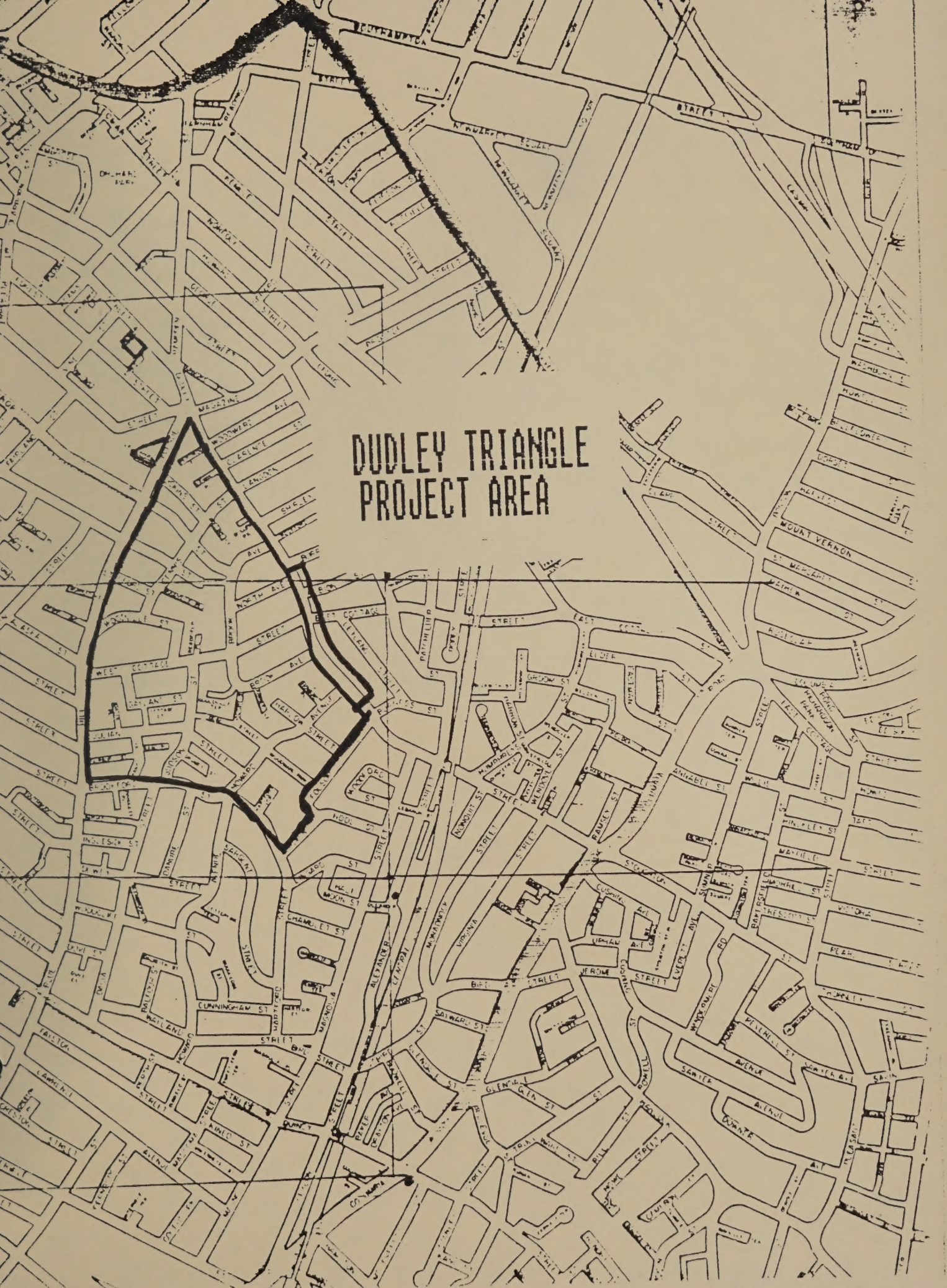
VOTED: To further authorize and direct said officers, acting together or individually, to execute on behalf of the corporation all other applications, contracts, agreements and other instruments relating to the Project, which in the opinion of one or both of said officers are appropriate and helpful toward the achievement of the Project.

A true copy.

ATTEST this 18th day of August 1988:


Della Jones
Clerk

MAP OF THE PROJECT AREA



DUDLEY TRIANGLE PROJECT AREA

SITE PLAN

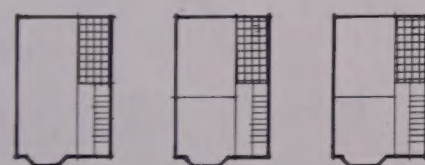


BLOCK NUMBERS	# OF UNITS
1	22
2	14
3	27
4	9
5	20
6	20
7	12
8	12
9	46
10	6
11	15
12	11
13	11
14	20
15	35
16	9
17	8
18	13
19	21
20	13
21	9
22	16
23	9
24	10
25	20
26	15
A	30
B	9
C	30
D	66
E	7
TOTAL	572

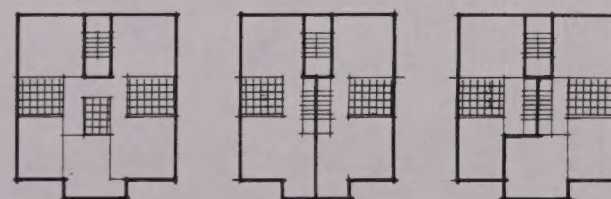
No	Date	Revision

**DUDLEY STREET
NEIGHBORHOOD
INITIATIVE**

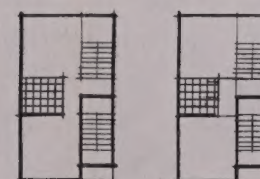
BUILDING TYPE DIAGRAMS



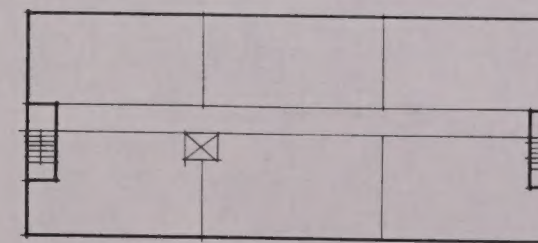
TOWNHOUSE



TRIPLEX



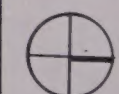
DUPLEX



MIDRISE

**THE DUDLEY TRIANGLE
SITE PLAN**

Scale
1"=100'



Drawn By
MC

Checked By

Drawing No

Job No.
8617

Date
9-16-80

DRAWINGS

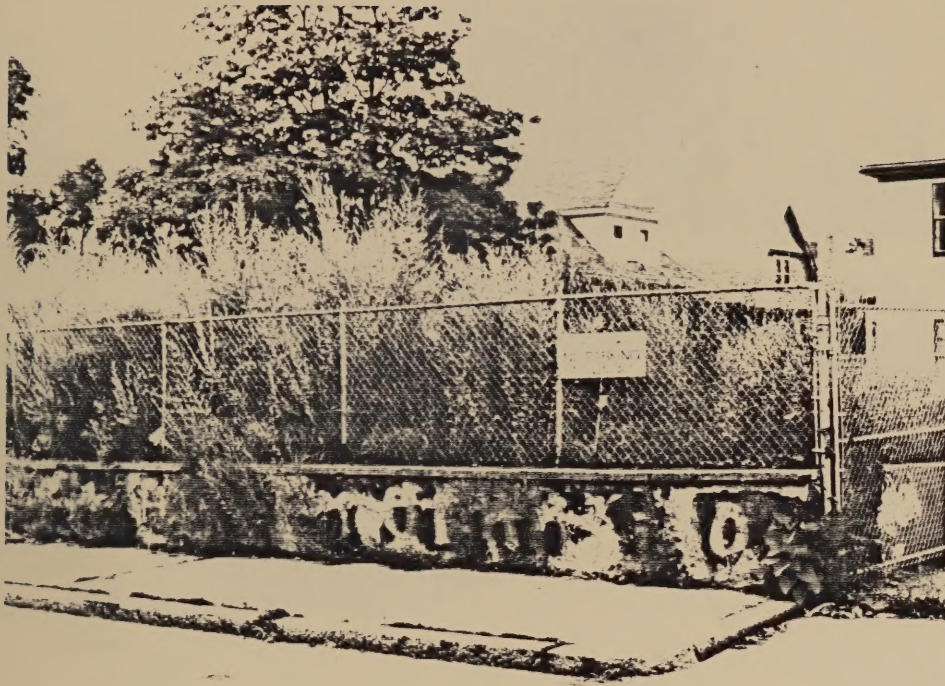
SEE APPENDIX 2

EVIDENCE OF BLIGHT SUBSTANDARD CONDITIONS, DECADENCE















PROOF OF FINANCIAL COMMITMENT

ACQUISITION AND DEVELOPMENT AGREEMENT

This agreement is made and entered into this 29th day of June, 1988 by and between CONSUMERS UNITED INSURANCE COMPANY ("CUIC"), a Delaware Corporation and DUDLEY STREET NEIGHBORHOOD INITIATIVE ("DSNI"), a Massachusetts not-for-profit corporation.

WITNESSETH:

WHEREAS, CUIC and DSNI desire to work together to facilitate the development of real property, located in the area of Boston, Massachusetts outlined on the map attached hereto and marked Exhibit A, to serve as a model of creative neighborhood development; and

WHEREAS, in order to accomplish this goal, CUIC will purchase or will assist DSNI or its designee to purchase the real property, and subsequently DSNI will cause to be constructed multiple use and/or residential developments thereon; and

WHEREAS, it is the intention of the parties to perform their respective responsibilities in an economically efficient and businesslike manner;

NOW THEREFORE, the parties agree as follows:

1. DSNI shall submit written proposals to CUIC indicating the parcel or parcels of property it recommends for purchase at a particular time; said proposals shall be accompanied by current appraisals (no older than sixty (60) days of "as is" market value, based on highest and best use. To be acceptable, the appraisals must be performed by one or more appraisers who have been approved by CUIC prior to their work. Qualifications of the appraiser(s) shall be submitted to CUIC no less than ten (10) days prior to the date of the appraisal and CUIC must have given its written approval of any appraiser prior to the appraisals.

2. CUIC shall purchase outright, or provide a 75% loan for property which as DSNI deems appropriate for the project, and which is located within the boundary shown on Exhibit A. In the event CUIC purchases property outright, then simultaneously with the purchase of the property, CUIC shall execute a lease with an option to purchase in favor of DSNI or its designee for the original purchase price plus interest, for a term of two years, lease payments to be in an amount equal to a return on CUIC's investment equal to the prime rate established by City Corp Bank of New York, payable monthly, plus any real estate taxes and/or assessments. After execution of the lease and subject to its provisions, DSNI shall have control over the site for the purpose of development planning.

3. In the event DSNI or its designee purchase the property, CUIC shall lend 75% of the appraised value of the property, secured by a first mortgage on the property for a term of two years and at monthly interest as set in paragraph 2 hereof. Such mortgage shall provide CUIC with the right of foreclosure and sale at the expiration of the term.

4. In the event DSNI cannot make the monthly interest payments described in paragraphs 2 and 3 hereof, other property can be offered for collateral to enable CUIC to accrue the interest due on a monthly basis. CUIC must be given a first lien position in the property offered for collateral. Such other property shall be subject to CUIC's approval, and appraisals as described in Section 1 of this agreement must be submitted for each such proposed property. After the expiration of the term of any lease with option to purchase, or anytime before, DSNI may purchase the property. If DSNI does not exercise the option as provided therein, the option shall expire and CUIC shall be free to sell the property. If CUIC sells the property it purchased for DSNI after the option expires, Upon receipt of the original purchase price, plus the interest due, CUIC will release any property held for collateral. In the event that, upon the sale of the property, CUIC does not receive full compensation, any property offered for collateral shall be sold at CUIC's discretion in order to make up the gap in the compensation due CUIC. CUIC will deduct any remaining balance due CUIC after the sale of the original property, plus expenses it incurs in such a sale, and pay the balance to DSNI.

5. In the event DSNI or its designee obtains title to the property by eminent domain, CUIC agrees to provide a loan commitment for 75% of appraised value, or 75% of value as determined by a court of competent jurisdiction, such commitment to be valid for four years.

6. All costs of planning, site development, permits, appraisals and all other costs of the development shall be borne by DSNI or its designee.

7. This agreement shall terminate on the happening of the earliest of the following events: upon the termination of all leases with option to purchase or loan agreements entered into pursuant hereto, whether by expiration, exercise of the option, default or otherwise; upon the nonoccurrence of any condition precedent or the breach of any provision continued in this agreement.

8. Except for DSNI's right to designate a purchaser other than itself of parcels covered by this agreement, no right, benefit, or advantage inuring to any party pursuant to this agreement, and no obligation or liability undertaken by any party pursuant to this agreement, may be assigned without the prior written approval of the other party.

9. The covenants provided in this agreement shall be binding upon and inure to the benefit of the successors of the parties.

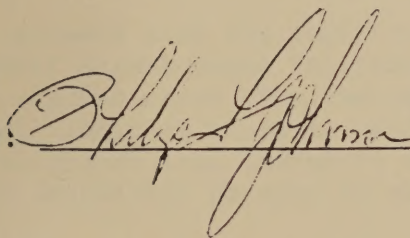
10. All notices required or permitted under this agreement shall be in writing, addressed as follows:

If to DSNI: Gerald Sims
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

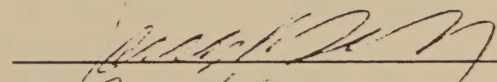
Copy to: Peter Munkenbeck
GBCD, Inc.
79 Milk Street
Boston, MA 02109

If to CUIC: Consumers United Insurance Company
2100 M Street, N.W., Suite 200
Washington, D.C. 20037
Attention: Mr. Philip Johnson

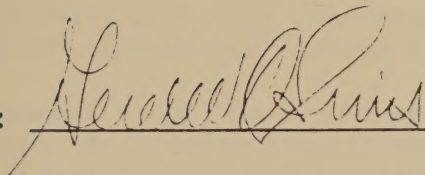
IN WITNESS WHEREOF, this Agreement has been executed and
delivered by the parties hereto as of the date first above written.

Witness: 

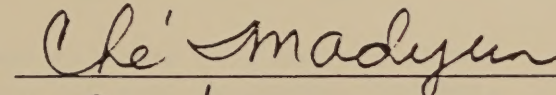
CONSUMERS UNITED INSURANCE COMPANY

By: 

Its: President

Witness: 

DUDLEY STREET NEIGHBORHOOD
INITIATIVE, INC.

By: 

Its: President

3265A

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

August 17, 1988

Gerald Simms
Dudley Street Neighborhood Initiative
385 Dudley St.
Roxbury, MA 02119

Dear Mr. Simms:

I am very pleased with the positive relationship we have established with the Dudley Street Neighborhood Initiative (DSNI) in the past year working to develop a comprehensive plan for revitalization of the Dudley Triangle area. The Triangle includes close to half a million square feet of the city's Project 747 vacant land inventory and is a top priority on our agenda to create new affordable housing in the City of Boston.

The success of this unique plan will depend upon the combined resources and talents of the City and DSNI. PFD will consider its full range of city, state and federal subsidy sources to help support the new development. These programs include: LEND, the Homeownership Opportunity Program, 707 rental subsidies, 705, SHARP, and linkage funds.

We are concerned about the recent budget cutbacks in state programs and do not yet know their full impact on our projects. Given our past successes, however, we are confident that by working in partnership with DSNI, we will be able to take maximum advantage of the financing which is available. We will also be happy to support DSNI's efforts to seek the additional private funding which will be needed to reach desired affordability goals.

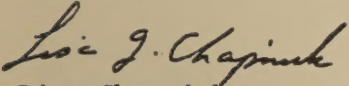
PFD has an existing track record of investments and other commitments to support new development in and around the Triangle area. We have assisted the construction of 70 new units of housing with 20 special need and very low income units and have made requests to the Department of Public Works and the Capital Plan for infrastructure improvements to support the current and anticipated development.

We have applied to the state to fund a new Dudley Town Common to be a focal point for the Triangle neighborhood and have approached the George Robert White Fund to create a new Dudley Community Center to meet local social service and recreational needs. Recently, we also supported DSNI's application to the state arts lottery for a mural project in the Town Common area.

August 17, 1988
p.2

In sum, PFD has significant interests in the Dudley Triangle. With close to 50 percent of the 747 vacant land located here, this area will be a major priority for our department in the next few years. I look forward to the opportunity to work together to implement fully the proposed bold and ambitious program to redevelop this neighborhood.

Sincerely,


Lisa Chapnick
Director

4130R



Commonwealth of Massachusetts
Executive Office of Environmental Affairs
Department of Environmental Management

225 Friend Street
Boston
Massachusetts 02114
617-727-3160

August 12, 1988

Peter Medoff
Executive Director
Dudley St. Neighborhood Initiative
385 Dudley
Boston, MA 02119

Division of
Planning &
Development

Dear Peter,

I am writing in response to our phone conversation of a few days ago concerning the proposal City and Town Commons Program project at the intersection of Dudley St. and Blue Hill Ave.

As you know this project is one of 45 finalists selected from a field of 75 highly competitive preliminary applications which were submitted to the Department of Environmental Management in March of this year. The choice of finalists was a difficult one to make. However, as the Department indicated in our letter to Mayor Flynn informing the City that the Dudley St. proposed had been selected as a finalist, we are pleased to have a chance to make an impact in one of Boston's neediest neighborhoods by contributing to such a soundly conceived plan as the one backed by the Dudley St. Neighborhood Initiative appears to be.

As I mentioned, to you DEM plans to award approximately 30 grants during this round. So a result of the consultation of CTC staff with the City and your organization and our visits to the site, it does appear that the City's final proposal could be very competitive.

Sincerely,

Chris Greene, Director
Office of Cultural and Historic
Landscapes

CG/no

DRAFT 6A CONTRACT

DUDLEY NEIGHBORS INCORPORATED

Contract Required by Section 6A
of Chapter 121A of the General Laws

AGREEMENT made this day of , 1988, by and between DUDLEY NEIGHBORS INCORPORATED, organized pursuant to Massachusetts General Laws, Chapter 180 (the "Owner"), and the CITY OF BOSTON, a municipal corporation of the Commonwealth of Massachusetts (the "City"), acting under Massachusetts General Laws, Chapter 121A, Section 6A and every other power and authority hereto enabling.

WITNESSETH THAT:

WHEREAS, there has been filed on behalf of the Owner with the Boston Redevelopment Authority of the Commonwealth of Massachusetts (the "Authority") an Application dated , 1988 (the "Application") under the provisions of Massachusetts General Laws, Chapter 121A, as amended, for approval of a project situated in the City of Boston to undertake and carry out the acquisition and leasing of vacant parcels in the area described in Appendix A hereto for the construction of housing for low and moderate income persons and families (the "Project"), which Project was approved by vote of the Authority on , 1988;

WHEREAS, the Mayor of the City of Boston approved the aforesaid mentioned vote of the Authority on , 1988; and

WHEREAS, the Certificate of Vote of the Authority and the approval of the Mayor of the City of Boston were filed with the office of the City Clerk on , 1988.

NOW, THEREFORE,

1. The Owner hereby agrees with the City as follows:

(a) To carry out the Project in accordance with the Application, the provisions of Massachusetts General Laws, Chapter 121A, as now in effect, the Rules and Regulations of the Authority, as now in effect, and the Minimum Standards for Financing, Construction, Maintenance and Management of the Project, all as set forth in the Report and Decision of the Authority approving the Project.

(b) To perform all of the obligations as Owner under the Regulatory Agreement required pursuant to the provisions of Massachusetts General Laws, Chapter 121A, Section 18C.

(c) To pay to the Commonwealth of Massachusetts, with respect to each year that this contract is in full force and effect, the urban redevelopment excise tax required under Section 10 of Chapter 121A, and with respect to such the parties contemplate and, accordingly, agree that:

(i) "gross income," as defined in the ninth paragraph of Section 10 of Chapter 121A, shall mean the rent payments under leases of vacant land by the Owner to developers from time to time who will construct housing upon the land;

(ii) "fair cash value," as set forth in the third paragraph of Section 10 of Chapter 121A, shall mean a valuation comparable to the valuation of other residential properties in the Dudley Triangle area (as described in Appendix A) and comparable neighborhoods, having in mind the effect upon property valuations of rental units restricted in part to low and moderate income tenants and, to the extent applicable, rental levels mandated by the United States Department of Housing and Urban Development and by other authorities and by lenders.

(d) To pay to the City of Boston, with respect to each of the calendar years or portions thereof that this contract is in effect as hereinafter defined in Section 8, (A) the amounts set forth in subsections (i) and (ii) below, LESS (B) the excise payable for the applicable period pursuant to Section 10 of said Chapter 121A.

(i) With respect to the period from the commencement date of a land lease of a particular portion of the Project area, the Owner will pay \$.30 per square foot of that particular portion. which amount may be prorated on an annual basis over the period of time between the commencement date of the land lease and completion of the lessee's project on that particular portion of the Project area.

For purposes of this Agreement, the phrase "completion of the lessee's project" means certification of 100% completion from the appropriate funding source, i.e., HUD or FHA and occupancy of 90% of the dwelling units.

(ii) After completion of a project of a lessee the sum of \$600.00 per dwelling unit in such project per year for as long as the Owner may own the leased property comprising such project.

Without limiting the foregoing, it is the intent of the parties hereto that the Owner shall for any calendar year discharge its contractual obligation pursuant to this contract prior to the distribution to the Owner of any return on its investment in the Project.

Any payments which may become due to the City of Boston on account of the provisions of this Section 1(d) shall be paid to the City of Boston on or before the first day of April of the year next following the year with respect to which such payment is made. Any overpayment applicable to one calendar year shall, at the election of the City, be either refunded or applied to reduce the payments due in the succeeding calendar years, except that with respect to the last calendar year in which the Project shall qualify for 121A, any overpayment by the Owner shall be refunded by the City. For purposes of this contract, an overpayment by Owner hereunder shall include any amounts paid by the Owner to the City of Boston as real estate taxes pursuant to Massachusetts General Laws, Chapter 59, with respect to the Project Area for any period during which this contract is in effect, whether assessed to Owner or to any predecessor in title of the Project Area.

Notwithstanding the foregoing provisions, (A) any payments due by Owner with respect to any calendar year pursuant to Section 15 of Chapter 121A, as now or hereafter in effect, shall reduce the payments due with respect to such calendar year pursuant to this Agreement, and (B) if Owner shall in any year pay to the Commonwealth of Massachusetts or any political subdivisions thereof, any excise or tax measured by the Owner's income from or investment in the Project additional to the excise provided for by Section 10 of said Chapter 121A as now in effect, the applicable amount stated in or computed in accordance with the preceding paragraphs of this contract shall be reduced by the amount of such additional excise tax.

Notwithstanding the above, the amount payable to the City under this Section 1(d) and any excise or tax payable to the Commonwealth of Massachusetts or any political subdivisions thereof, shall in no event exceed in any calendar year the amount which would have been payable to the City in taxes assessed on the real estate and improvements thereon and tangible personal property used in connection with the Project, had such real estate, improvements and tangible personal property not been exempted from taxation.

(e) To file with the Commissioner of Assessing, Collector-Treasurer's Office and the Authority within fifteen (15) days of the end of each calendar year during which this contract is in effect a statement of the income and expenses of the Project and the amounts invested in the rehabilitation of the Project.

(f) To file with the Authority, the Collector-Treasurer's Office and the Commissioner of Assessing within ninety (90) days of the end of each calendar year during which this contract is in effect an audited report, prepared by a Certified Public Accountant, consisting of a statement of all rental and other income, operating cost, construction and replacement cost, a statement of profit and loss for the 121A corporation, a balance sheet, and a statement of disposition of funds for the preceding calendar year, and a certified copy of the Owner's urban redevelopment excise tax return as submitted to the Department of Corporations and Taxation.

2. Furthermore, the City and/or the Authority can make an annual audit of all financial records pertaining to the operations of the Project under its 121A status and can engage the services of a private accounting firm to undertake such an audit at the reasonable expense of the Owner.

If the Owner is found to have deliberately withheld information on or misrepresented collection from the Project relative to its payments in-lieu-of taxes, the Owner will be required to pay all arrearages plus interest on that amount owed the City (with interest rate equal to the rate charged in delinquent property tax accounts by the City's Assessing Department), and in addition will be required to pay and/or reimburse the City for all expenses incurred as a result of the situation.

3. The Assessors agree at all times to cause information required to be submitted to the State Tax Commission under said Chapter 121A to conform to the provisions of this Agreement. In connection therewith the Assessors hereby determine, for the purpose of Section 10 of Chapter 121A and shall certify to the State Tax Commission and to the Owner annually for five years pursuant to the second paragraph of Section 10 of Chapter 121A, a fair cash value of the Project which shall not exceed (but may be less than) that amount which would result in an annual excise tax payable under Section 10 of Chapter 121A equal to the amount prescribed by Section 1(d) above, applicable to the year in question. The Assessors hereby determine, for the purpose of Section 10 of Chapter 121A and shall certify to the State Tax Commission and to the Owner annually for each succeeding

quinquennial period after the expiration of the five years described in the preceding sentence so long as this contract is in effect, a fair cash value of the Project, which amount would result in an annual excise tax payable under Section 10 of Chapter 121A equal to the amount prescribed by Section 1(d) above applicable to the year in question.

4. The obligations of the Owner under this contract are conditioned in all respects upon the issuance to them of all permissions, including without limitation the generality of the foregoing, all variances, permits and licenses which may be required with respect to the construction, maintenance and management of the Project, as specified in the Application or reserved therein, and the closing of the mortgage loan for the Project. The Owner shall not be held in any liable for delays which may occur in the construction, repair, maintenance or management of the Project, or otherwise, by reason of scarcity of materials or labor, labor difficulties, damage by fire or other casualty or any other cause beyond the Owner's reasonable control.

5. The Owner and the City further agree that without written approval of both parties any amendment, subsequent to the execution of this contract, of the provisions of Massachusetts General Laws, Chapter 121A, as now amended, or the rules and regulations and standards prescribed by the Authority now applicable to the Project shall not affect the Project.

6. If the Owner of any mortgagee of the Project proposes, acting either under the provisions of the last paragraph of Section 11 or under Section 16A of said Chapter 121A, to transfer the Project to a different entity, Sections 1(a) through 1(c) inclusive and Sections 3 through 8 inclusive of the contract shall, upon such transfer, be assignable to any transferee or, at the option of the Owner or mortgagee as appropriate, terminable by giving written notice to the City provided, however, that in the event of such assignment the assignee shall agree to such modifications in Section 1(d) hereof as may be required by the City. In the event of such termination the Owner shall be released from all obligations under this contract and under said Chapter 121A and at the time shall be divested of all powers, rights and privileges conferred by this contract and said Chapter 121A.

7. The provisions of this contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors in office or interest, and assigns, except that nothing herein contained shall apply in the event a successor in interest elects under option 3 under the provisions of Section 16A of said Chapter 121A as now in

effect and that in case of a transfer or termination as contemplated by Section 6 of this contract, the Owner shall thereupon cease to be liable hereunder.

8. The term of this contract shall be for a period that would be conterminous with the HUD Subsidy Program or any similar or successor subsidy program. In the event that the Project ceases to be a totally subsidized project, then this contract will be null and void and a new 6A Contract will be entered into to reflect this change, or the property will be taxed on the basis of the fair market value at that time.

9. No General or Limited Partner of the Owner shall have any personal liability for the performance of the obligations of this corporation hereunder.

10. The invalidity or unenforceability of any clause, part or provision of this contract shall not affect the validity of the remaining portions thereof and shall not affect the validity of such clause, part or provision in circumstances other than those to which it is invalid or unenforceable.

EXECUTED as a sealed instrument the day and year first above written.

DUDLEY NEIGHBORS INCORPORATED

By: _____,
Treasurer

CITY OF BOSTON

By: _____
Raymond L. Flynn, Mayor

ASSENTED TO:

By: _____
Commissioner of Assessing

By: _____
Corporation Counsel

DRAFT REGULATORY AGREEMENT

DUDLEY NEIGHBORS INCORPORATED

REGULATORY AGREEMENT

Pursuant to Massachusetts General Laws
Chapter 121A, Section 18C

This Agreement is made this day of , 1988, by and between DUDLEY NEIGHBORS INCORPORATED, a Massachusetts charitable corporation organized pursuant to Massachusetts General Laws, Chapter 180 (the "Owner") and the BOSTON REDEVELOPMENT AUTHORITY (the "Authority").

WHEREAS, the Owner has filed with the Authority an application dated , 1988 (the "Application"), for approval under Chapter 121A of the Massachusetts General Laws as amended, to undertake and carry out the acquisition and leasing of vacant land in the area described in Appendix A hereto for the construction of housing for low and moderate income persons and families (the "Project") to be undertaken in Boston, Massachusetts, which Project was approved by vote of the Authority on , 1988; and

WHEREAS, pursuant to the provisions of Section 18C of said Chapter 121A, the Owner is required to enter into a Regulatory Agreement with the Authority,

NOW, THEREFORE, the Owner agrees by this Regulatory Agreement for itself, its successors and assigns with the Authority as follows:

1. To finance the Project as stated in the approved Application and so long as Chapter 121A shall be applicable to the Project, all other future financing shall be made only with prior written notice to the Authority.

2. To keep the accounts for the Project separate and apart from any other activities conducted by the Owner or its principals and not to expend income from the Project other than earnings as described in Chapter 121A, Section 18C(e) of the General Laws upon or for the benefit of any other of its activities.

3. To comply with the provisions contained in Chapter 121A, Section 8, relative to the inspection of buildings and enforcement of compliance with the financing program and rules and regulations applicable to the Project.

4. That the Owner will not receive or accept, while this Regulatory Agreement is in force, as net income from the Project, any sum in excess of eight (8%) percent of the amount invested by them in the Project for each year in which they own or have owned a Project, except that, if in any year they have so received a sum less than the aforesaid eight (8%) percent they may so receive in a subsequent year or years,

additional sums not exceeding in the aggregate such deficiency without interest. Nothing contained in this paragraph, however, shall be applicable to the distribution of profits from the sale of capital assets or equity interests of the corporation.

5. That in consideration of the exemption of the Owner and all its real and personal property from taxation and from betterments and special assessments and from the payment of any tax, excise or assessment to or for the Commonwealth or any of its political subdivisions on account of the Project, that it will pay the excises with respect to the Project which a corporation would be bound to pay under the formula and provisions set forth in Section 10 of said Chapter 121A and agreed upon between the parties as outlined in the executed 6A Tax Agreement.

6. The Owner, by virtue of being a charitable corporation and of entering into this Regulatory Agreement, has waived its exemptions from local property taxes pursuant to General Laws, Chapter 121A, Section 18C(f).

7. Subject to the provisions of paragraph 8 of this Regulatory Agreement, this Regulatory Agreement shall continue for a term of forty (40) years from the date of initial loan closing of the Project which is the subject matter of this Regulatory Agreement. Subject to the Owner having carried out the obligations and duties imposed by said Chapter 121A for a period of forty (40) years from the date of such initial loan closing, neither the Project nor the Owner shall thereafter be subject to the obligations of said Chapter 121A nor enjoy the rights and privileges thereunder, nor be subject to the terms, conditions and obligations of this Regulatory Agreement as provided for in Section 18C of said Chapter 121A.

8. If the Owner, or the Owner's Mortgage lender propose, acting either under the provisions of the last paragraph of Section 11 or under Section 16A of said Chapter 121A, to transfer the Project to a different entity, this Regulatory Agreement shall, upon transfer, be terminated and a new Regulatory Agreement entered into.

9. This Regulatory Agreement shall be binding upon and the benefits hereunder shall inure to the Owner, its legal representatives, successors in interest and assigns. The obligations of the Authority hereunder shall be binding upon its successors for the benefit of the Owner and its successors and assigns in title to the Property.

10. The undersigned does hereby covenant with and agree with the Authority that; will not voluntarily transfer, assign, convey or sell or in any manner hypothecate its interest in the Project prior to the completion of the Project without the express written consent and approval of said

Authority and that it will cause such transferee or assignee to enter into a written agreement in form and manner reasonably satisfactory to the Authority wherein such assignee or transferee agrees to assume and be bound by the terms and provisions of this Regulatory Agreement. The written consent and approval of the Authority, whenever required by the terms of this Agreement, shall not be unreasonably delayed or withheld.

11. After completion, any transferee or any person or entity succeeding to the rights and obligations and interest of the Owner in the Project by operation of law, insolvency or otherwise shall, at the option of the Authority, be deemed to have covenanted and agreed to be bound by the terms, covenants and conditions of the within agreement.

12. The Owner shall follow the time table set forth in the approved application. If the construction of the Project does not commence within years, the Authority reserves the right to rescind the Project approval in the event an extension has been requested and approved.

13. Upon completion of Project construction, the Authority shall, upon notification by the Owner, inspect the Project to determine if it has been built in accordance with the 121A submission and approval. Certification evidencing compliance with 121A approval shall be filed with the Clerk of the City of Boston by the Owner.

14. The Owner agrees that it will (1) maintain full and accurate accounts, records and books relative to the Project in such manner and in such detail as the Authority may prescribe; (2) grant to the employees or representatives of the Authority at all times during normal business hours access to the Project and to such of its accounts, records, and books as related to the Owner's obligations under this Regulatory Agreement or Chapter 121A; (3) permit said Authority or any accountants or auditors approved by them to make periodic audits of the accounts and financial records of the entity which shall at all times be available in the Commonwealth of Massachusetts, said audit to be at the expense of the Owner; and (4) furnish to said Authority such financial, operating, statistical and other reports, records, statements and documents on a uniform and consistent basis as may be periodically or on a one-time basis required by said Authority and copies of contracts entered into by the Owner or other documents in the possession of the Owner as said Authority may from time to time require in connection with the Owner's obligations under this Regulatory Agreement or Chapter 121A.

15. Any notice given pursuant to this Regulatory Agreement shall be in writing. Such notice shall be either mailed by certified or registered mail (postage and registration charges prepaid) or served by an officer

authorized to serve civil process. Notices to the Authority shall be mailed to or served upon a member, officer or designee of the Authority at its principal office. Notices to the Owner shall be mailed to or served upon it or its designee at the principal office of the Owner. The principal office of the Authority shall be deemed to be One City Hall Square, Boston, Massachusetts, or such other place as said Authority may designate by written notice to the Owner; and the principal office of Owner shall be deemed to be 385 Dudley Street, Roxbury, Massachusetts 02119 or such other place as the Owner may designate by written notice to the Authority.

16. The Owner shall cause the Project to be constructed in good and workmanlike manner employing materials of good quality and so as to conform to this Agreement, zoning, building, health, and fire laws, codes, ordinances and regulations in effect in Boston except to the extent that permissions are granted by the appropriate public authority for deviations therefrom. Compliance by the Applicant with such laws, codes, ordinances and regulations as the same may be varied by said permission for deviations shall, subject only to judicial review, be determined by the Building Department of the City of Boston and all inspections to determine such compliance shall be conducted by it.

17. Upon completion of construction, the Owner shall, at its own cost and expense, keep and maintain the Project or cause it to be kept and maintained, in good repair, order and condition.

18. The Owner may manage the Project itself, employ a lessee or employ an independent contractor to undertake such management.

19. All material changes, deviations, alterations, or additions in the Project not otherwise described in or contemplated by the Application are subject to complete review and approval by the Authority. Failure to comply with this provision constitutes a violation of the 121A approval and subjects the Project to 121A approval rescission at the election of the Authority.

20. The Owner shall not effect or execute any covenant, agreement, lease, conveyance or other instrument whereby the property or any improvement thereon is restricted upon the basis of sex, race, religion, creed, color or national origin or ancestry in the sale, lease or occupancy thereof.

21. The Owner shall comply with all State and local laws in effect from time to time forbidding discrimination or segregation by reason of sex, race, religion, color or national origin in the sale, lease or occupancy thereof.

22. Notwithstanding anything to the contrary herein contained, the Owner shall not be considered in breach of or in default of its obligations under this Agreement in the event of enforced delay in the performance of such obligations due to causes beyond its control and without its fault or negligence, including without limitations, acts of God, acts of the public enemy, acts of the government, acts of the parties, riots, civil commotion, rebellion, insurrection, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and/or unusually severe weather or delays of contractors or sub-contractors or intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of such obligations shall be extended for the period of the enforced delay; provided that the Owner shall have notified the Authority thereof in writing, and of the cause or causes thereof and requested an extension for the period of the enforced delay, which notices shall be delivered:

(a) If the delay arising from riots, civil commotion, rebellion, insurrection, or the like, within ten (10) days after the end of such enforced delay; and

(b) If the delay arises from any cause not included in (a) above, within ten (10) days after the beginning of such forced delay.

In calculating the length of the delay, the Authority shall consider not only actual work stoppages, but also any consequential delays resulting from such stoppages as well.

EXECUTED, as a sealed instrument as of the date first above written.

DUDLEY NEIGHBORS INCORPORATED

By: _____, President

By: _____, Treasurer

APPROVED AS TO FORM:

BOSTON REDEVELOPMENT AUTHORITY

Chief General Counsel

By: _____
Stephen F. Coyle
Director

121A ENTITY AGREEMENT

1
 Examiner
 SECRETARY OF THE
 COMMONWEALTH

The Commonwealth of Massachusetts

1989 AUG 17 PM 3:00

Office of the Secretary of State
One Ashburton Place, Boston, MA 02108

CORPORATION DIVISION

Michael Joseph Connolly, Secretary

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME	RESIDENCE
<i>Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.</i>	
Paul Yelder	36 Worcester St., Boston, MA 02118
Che Madyun	593 Dudley St., Dorchester, MA 02125
Della Jones	114 Winthrop St., Roxbury, MA 02119

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:

Dudley Neighbors Incorporated

2. The purposes for which the corporation is formed is as follows:

See Sheet 2A

 Same
 approved
 C ☐
 P ☐
 M ☐
 R.A. ☐

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

See Sheet 3A

- *4. Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

See Sheets 4 - 4E

Sheet 2A

The purpose for which the corporation is formed is as follows:

a. The charitable purposes of:

(1) To aid in the acquisition, improvement (through rehabilitation, new construction or otherwise) and making available (through ownership, acquisition, development or otherwise) at the lowest possible cost to persons and families of low income of every race, religion and nationality, of decent, safe and sanitary housing in the Stow area and to stimulate, by example or otherwise, the construction, renovation or improvement of properties in the Stow area and generally promote neighborhood improvement for the benefit of persons of limited means who desire to live and raise their families and to enjoy safe, sanitary and attractive homes in the Roxbury section of Boston. It is the services to relieve the poor, distressed, underprivileged and indigent of every race, religion and nationality by enabling them to secure the basic human rights to a decent living environment and thus lessen the burdens of government.

(2) Promoting the social welfare by providing such housing through construction of new facilities in the place of blighted vacant, substandard or decadent sites. It is the purpose of the corporation thereby to combat the deterioration of the Area and contribute to its physical improvement.

b. The educational purposes of:

(1) Stimulating by its example and otherwise the improvement of the Area and the surrounding community.

(2) Stimulating by its example and otherwise a concern for the problems of elderly and handicapped low income people.

c. The corporation is formed solely for the above charitable and educational purposes; provided that it may have such other nonprofit purposes as are permissible for a corporation organized under Chapter 180 of the Massachusetts General Laws and exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as now in force or hereinafter amended (the "code"), or corresponding provisions of any subsequent federal tax laws, and for a corporation contributions to which are deductible under Section 170(c)(2) of the Code or corresponding provisions of any subsequent federal tax laws.

Sheet 3A

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows:

The corporation shall have two classes of members -- one class consisting of voting members and one class consisting of participating members. The class of voting members shall consist initially of three (3) persons, all of whom initially shall be those persons shown elsewhere herein as Directors of the corporation. Thereafter the number of voting members and the persons chosen to serve as voting members shall be determined by the voting members of the corporation annually at their Annual Meeting. Any vacancy in the voting membership occurring prior to the next annual meeting may be filled by the unanimous vote of the remaining voting member(s). Voting members shall each have one vote. Voting members of the corporation, in addition to such other powers as may be vested in them by law, shall be the only members of the corporation empowered to vote on matters coming before the members of the corporation.

The class of participating members shall consist of those persons who request in writing notice of all meetings of the voting members of the corporation and who are thereafter nominated as participating members by the voting members. All participating members of the corporation shall be entitled to notice of all meetings of the voting members, may attend and be heard at all such meetings, and shall like voting members, receive all reports of the business of the corporation.

In order to be eligible to serve as either a voting or participating member in the corporation, individuals shall be desirous of furthering the purposes of the corporation, be eighteen (18) years of age or older, and they shall reside within the Town of Stow, Massachusetts.

- a. The corporation shall have the following powers in furtherance of its corporate purposes:
- (1) The corporation shall have perpetual succession in its corporate name.
 - (2) The corporation may sue and be sued.
 - (3) The corporation may have a corporate seal which it may alter at its pleasure.
 - (4) The corporation may elect and appoint directors, officers, employees and other agents, fix their compensation and define their duties and obligations.
 - (5) The corporation may purchase, receive, take by grant, gift, bequest or otherwise, lease, or otherwise acquire, own, hold, construct, maintain and operate improvements on, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated, and in an unlimited amount.
 - (6) The corporation may solicit and receive contributions from any and all sources and may receive and hold, in trust or otherwise, funds received by gift or bequest.

ARTICLES OF ORGANIZATION

Page 4A

- (7) The corporation may sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, encumber or create a security interest in, all or any of its property, or any interest therein, wherever situated.
- (8) The corporation may purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental, or other activities.
- (9) The corporation may make contracts, give guaranties and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property or any interest therein, wherever situated.
- (10) The corporation may lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.
- (11) The corporation may do business, carry on its operations, and have offices and exercise all powers granted or permitted by Massachusetts General Laws, Chapter 180 (as such chapter may incorporate powers available under other chapters of the Massachusetts General Laws), as now in force or as hereafter amended, in any jurisdiction within or without the United States, although the corporation shall not be operated for the primary purpose of carrying on for profit a trade or business unrelated to its tax exempt purpose.
- (12) The corporation may pay pensions, establish and carry out pension, savings, thrift and other retirement, incentive, and benefit plans, trusts and provisions for any or all of its employees.
- (13) The corporation may make contributions or donations to other organizations.

ARTICLES OF ORGANIZATION

Page 4B

- (14) The corporation may be an incorporator of other corporations of any type or kind.
 - (15) The corporation may be a partner in any business enterprise which it would have power to conduct by itself.
 - (16) The directors may make, amend, or repeal the by-laws in whole or in part, except with respect to any provision thereof which by law or the by-laws requires action by the voting members.
 - (17) Meetings of the members may be held anywhere in the United States.
 - (18) The corporation may have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is formed. No such power nor any of the powers enumerated above shall be exercised in a manner inconsistent with Massachusetts General Laws, Chapter 180 or any other chapter of the General Laws of the Commonwealth or Section 501(c)(3) of the Internal Revenue Code.
- b. No part of the assets of the corporation and no part of any net earnings of the corporation shall be divided among or inure to the benefit of any officer or director of the corporation or any private individual or be appropriated for any purposes other than the purposes of the corporation as herein set forth; and no substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.
- c. It is intended that the corporation shall be entitled to exemption from federal income taxation under Section 501(c)(3) of the Code, or corresponding provisions of any subsequent federal tax laws, and shall not be a private foundation under Section 509(a) of the Code, or corresponding provisions of any subsequent federal tax laws. In the event that the corporation is now or ever becomes a private foundation as that term is defined in Section 509 of the Code, or corresponding provisions

ARTICLES OF ORGANIZATION

Page 4C

of any subsequent federal tax laws, then notwithstanding any other provisions of the articles of organization or the by-laws of the corporation, the following provisions shall apply:

- (1) The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 454 of the Code or corresponding provision of any subsequent federal tax laws.
 - (2) The corporation shall not engage in any act of self-dealing as defined in section 4941(d) of the Code or corresponding provisions of any subsequent federal tax laws.
 - (3) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Code or corresponding provisions of any subsequent federal tax laws.
 - (4) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Code or corresponding provisions of any subsequent federal tax laws.
 - (5) The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Code or corresponding provisions of any subsequent federal tax laws.
- d. The corporation shall, to the extent legally permissible and only to the extent that the status of the corporation as an organization exempt under Section 501(c)(3) of the Internal Revenue Code is not affected thereby, indemnify each of its directors, officers, employees and other agents (including persons who serve at its request as directors, officers, employees or other agents of another organization in which it has an interest) against all liabilities and expenses, including amounts paid in satisfaction, suit or other proceedings, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office or thereafter, by reason of his being or having been such a director, officer, employee or agent, except with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interests of the

ARTICLES OF ORGANIZATION

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corporation; provided, however, that as to any matter disposed of by a compromise payment by such director, officer, employee or agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless such compromise shall be approved as in the best interests of the corporation, after notice that it involves such indemnification: (a) by a disinterested majority of the directors then in office, or (b) by a majority of the disinterested directors then in office, provided that there has been obtained an opinion in writing of independent legal counsel to the effect that such directors, officer, employee or agent appears to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation; or (c) by a majority of the disinterested members entitled to vote, voting as a single class. Expenses including counsel fees, reasonably incurred by any such director, officer, trustee, employee or agent in connection with the defense or disposition of any such action, suit or other proceeding may be paid from time to time by the undertaking by such individual to repay the amounts so paid to the corporation if he shall be adjudicated to be not entitled to indemnification under Massachusetts General Laws, Chapter 180, Section 6. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any director, officer, employee or agent may be entitled. Nothing contained herein shall affect any rights to indemnification to which corporate personnel may be entitled by contract or otherwise by law. As used in this paragraph, the terms "directors," "officers," "employee" and "agent" include their respective heirs, executors and administrators, and an "interested" director is one against whom in such capacity the proceedings in question or another proceeding on the same or similar grounds is then pending.

- e. (1) In the event of the dissolution of the corporation or the winding up of its affairs, or other liquidation of its assets, the corporation's property shall not be conveyed to any organization created or operated for profit or to any individual for less than the fair market value of such property, and all assets remaining after the payment of the corporation's debts shall be conveyed or distributed per the provisions of paragraph e(2) hereof.

ARTICLES OF ORGANIZATION

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- (2) Except as otherwise required by law, upon the liquidation, dissolution, or winding up of the affairs of the corporation, after its debts and obligations have been disposed of or due provision therefore has been taken by the corporation by the affirmative vote of at least two-thirds of the members of the corporation or by a court in Massachusetts having jurisdiction in such matters, all assets of the corporation shall be transferred to such organizations organized and operated exclusively for charitable or educational purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Code or corresponding provisions of any subsequent federal tax laws as the corporation shall determine by the affirmative vote of at least two-thirds of the vote of the members of the corporation or by a court in Massachusetts having jurisdiction in such matters.
- f. Except as otherwise required by law, these articles of organization may be amended from time to time by the affirmative vote of at least two-thirds of the members of the corporation; provided that no amendment shall authorize or permit the corporation to be operated otherwise than exclusively for such educational or charitable purposes as qualify the corporation for exemption from taxation under section 501(c)(3) of the Code or corresponding provisions of any subsequent federal tax laws.

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.
6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth ~~or if later date is desired, specify date, (not more than 30 days after date of filing).~~
7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

a. The post office address of the initial principal office of the corporation in Massachusetts is:

385 Dudley Street, Roxbury, MA 02119

b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

	NAME	RESIDENCE	POST OFFICE ADDRESS
President:	Che Madyun	593 Dudley St. Dorchester, MA	- Same -
Treasurer:	Paul Yelder	36 Worcester St., Boston, MA	- same -
Clerk:	Della Jones	114 Winthrop St., Roxbury, MA	- same -

Directors: (or officers having the powers of directors)

Che Madyun
Paul Yelder
Della Jones

c. The date initially adopted on which the corporation's fiscal year ends is:

December 31,

d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

Third Wednesday in March

e. The name and business address of the resident agent, if any, of the corporation is:

IN WITNESS WHEREOF, and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this 16th day of August, 19 88

I/We the below signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years; I/We do hereby further certify that to the best of my/our knowledge the above named principal officers have not been similarly convicted. If so convicted, explain.

Che Madyun
Che Madyun

Paul Yelder
Paul Yelder

Della Jones
Della Jones

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

1988 AUG 17 PM 3:00

THE COMMONWEALTH OF MASSACHUSETTS

CORPORATION DIVISION

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$30.00 having been paid, said articles are deemed to have been filed with me this day of 19

Effective date

MICHAEL JOSEPH CONNOLLY
Secretary of State

TO BE FILLED IN BY CORPORATION
PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT

TO: Ms. Della Jones
Dudley Neighbors, Inc.
.....
385 Dudley Street
.....
Roxbury, MA 02119
.....
Telephone (617) 442-9670
.....

Filing Fee \$30.00

Copy Mailed

AGREEMENT NOT TO DISPOSE OF INTER

DUDLEY NEIGHBORS INCORPORATED
AGREEMENT NOT TO DISPOSE OF INTERESTS

WHEREAS, Dudley Neighbors Incorporated has filed with the Boston Redevelopment Authority an Application of even date under the provisions of Chapter 121A of the General Laws as amended, for authorization to form an Urban Redevelopment Corporation under Chapter 121A to be organized under Chapter 180 of the General Laws (the "121A Entity") and for approval of a Redevelopment Project to be undertaken on property located within the area in Boston (Roxbury) described in Appendix A hereto (the "Project");

NOW, THEREFORE, the undersigned, pursuant to the Rules and Regulations governing Chapter 121A Projects in the City of Boston dated June 22, 1978 and last amended January 16, 1985, hereby covenants with the Authority that it will not dispose of its interest in the Project prior to completion of the construction of the Project without first obtaining the approval of the Authority. The Authority, by acceptance of this instrument, agrees that such approval shall not be unreasonably withheld or delayed.

EXECUTED this day of , 1988.

DUDLEY NEIGHBORS INCORPORATED

By: _____, President

By: _____, Treasurer

DEVIATIONS REQUESTED

Deviations from the Building and Zoning Codes, if required, will be the subject of a 121A plan amendment subsequent to developer designations and project design.

ENVIRONMENTAL FORMS

The filing of Environmental Notification Forms will be done as a part of the applications by each developer to finance an individual project subsequent to design.

RELOCATION PLAN

Once specific agreements have been reached pursuant to the process described in Section 3(h) of this application, then will be submitted to the BRA for its approval.

HISTORIC CERTIFICATION

Not Applicable.

HUD FORM 6004 (PART 1)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under \$30,000, Form HUD-6004A may be used in place of this form.)

• Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public non-residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

Submission to HUD Regional Office

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Regional Office.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to the HUD Regional Office *only* if the response to Item 8b is "Yes."

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

REDEVELOPER AND LAND

1. a. Name of Redeveloper: Dudley Neighbors, Inc.
 b. Address and ZIP Code of Redeveloper: c/o DSNI, 385 Dudley St., Roxbury, MA 02119
 c. IRS Number of Redeveloper: Not available
2. The land on which the Redeveloper proposes to enter into ~~an~~ ^{an} ~~agreement~~ ^{agreement} for ~~an~~ ^{an} understanding with respect to,
~~the parcel or parcels of land~~

(Name of Local Public Agency)

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,

is described as follows²

Bounded by the triangle formed by Blue Hill Avenue, Dudley Street, Brookford
 and Hartford, Robin Hood and Folsom Streets, plus several nearby tracts of
 land all as described in the accompanying 121A Application.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status
 indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as

or a joint venture known as

al government or instrumentality thereof.

#4 info
 missing

individual or a government agency or instrumentality, give date of organization:
 ion (if any), and nature and extent of the interest of the officers and principal members,
 he Redeveloper, other than a government agency or instrumentality, are set forth as

follows:

- ¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred
 to under the appropriate numbered item on the form.
- ² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A descrip-
 tion by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
CHE Madyun, 593 Dudley St., Dor., MA 02125	) Initial incorporators with membership status until their successors are duly qualified pursuant to the provisions of the bylaws.
Paul Yelder, 36 Worcester St., Boston, MA 02118	
Della Jones, 114 Winterop St., Rox., MA 02119	

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
------------------------------------	--

None

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 50 to \$100 million
- b. Cost per dwelling unit of any residential redevelopment. \$129,000
- c. Total cost of any residential rehabilitation \$ N/A
- d. Cost per dwelling unit of any residential rehabilitation \$ N/A

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

* See Section of 121A Application

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Heat and hot water, 1 parking space

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, stoves

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 8/16/88

Dated: 8/16/88

X Chi Madym
Signature

X Della M. Jones
Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

SUPPLEMENTAL MATERIALS

DATE 01/21/87
TIME 11:08:39

WD PARCEL-SUB BILL EX HOUSE LOCATION

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE
SEC LOT DIRECTIONS CLS AREA TITLE - STREET

PAGE 4
CENX4019
CITY ZIP

08	156-	02430	1	ALBION	5	5	CL	00011793	BRUCKER RHODA ETAL	BROOKLINE	MA
08	198-	03760	8	ALBION			R1	00002466	101 MONTGOUTH APT 103 CONSTANTIN JUSTINA E	ROXBURY	MA
08	157-	18490	9	ALBION			R3	00002875	8 ALBION TEIXEIRA ROSE E	ROXBURY	MA
									9 ALBION		02119

DATE 01/21/87
TIME 11:08:39

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE

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CEHX4019

MD PARCEL-SUB BILL EX HOUSE LOCATION

SEC. LOT DIRECTIONS CLS AREA TITLE - STREET

CITY ZIP

08	2793-	11810	BLUE HILL AV	FRM 27-29	RL 00003133	MACKALL JAMES R	ROXBURY	MA
08	2790-	1 06680	BLUE HILL AV	NWS	CL 00001140	30 BLUE HILL AVE FOXNORTH ARCHIE JR 72 GARDNER	ALLSTON	MA

DATE 01/21/87
TIME 11:08:39

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE

MD PARCEL-SUB	BILL EX HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08 3003-	1 07810	BLUE HILL AV	FRM 116-114	RL	00001520	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	02119	MA
08 3004-	07820	BLUE HILL AV	FRM 110-112	RL	000008303	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	02119	MA
08 2984-	E0389 J	BLUE HILL AV	FORM 104	E	00001705	CITY OF BOSTON BLUE HILL AV	ROXBURY	02119	MA
08 2969-	20100	BLUE HILL AV	RL	00002548	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	02119	MA	
08 2970-	20110	BLUE HILL AV	RL	00002284	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	02119	MA	
08 2968-	13900	BLUE HILL AV	RL	00003500	NOVIELLO GIUSEPPINA 72 BLUE HILL AVE	ROXBURY	02119	MA	
08 2938-	02480	BLUE HILL AV	R3	00000909	BURGOS JUAN 102A MORELAND	ROXBURY	02119	MA	
08 2934-	19720	BLUE HILL AV	LT 3 N	RL	00002173	MASHINGTON SOLOMAN 57 BLUE HILL AVE	BROCKTON MA	02119	MA
08 2850-	06760	BLUE HILL AV	JCT	CL	00003248	FRAZER EVAN R ETAL 73 CHRISTOPHER H	ROXBURY	02402	MA
08 2885-	E0361 J	BLUE HILL AV	FRM 42-44	E	00003897	CITY OF BOSTON BLUE HILL AV	ROXBURY	02119	MA
08 2886-	E0362 J	BLUE HILL AV	FRM 40	E	00002351	CITY OF BOSTON BLUE HILL AV	ROXBURY	02119	MA
08 2887-	13420	BLUE HILL AV	RL	00005392	NASH JOHN M BOX 117	MATTAPAN	02126	MA	
08 2848-	1 00260	BLUE HILL AV	SES	CL	00001939	AEROMATIC CHEMICAL CO INC 20 BLUE HILL AVE	ROXBURY	02119	MA
08 2788-	06770	BLUE HILL AV	5A	C	00003005	FRAZER MINNIFRED A 1 BLUE HILL AV	ROXBURY	02119	MA
08 2789-	03480	BLUE HILL AV	17A	C	00002600	CLASS SIGFRIDO 9 GLEN	DORCHESTER	02125	MA
08 2790-	12070	BLUE HILL AV	FRM	C	00005326	MARGOLIS CALVIN 1244 BOYLSTON	CHESTNUT HILL	02167	MA
08 2849-	15300	BLUE HILL AV	FRM	CL	00002956	REDDINGTON JOHN J JR 20 REX DRIVE	BRAINTREE	02184	MA
08 2791-	E0337 J	BLUE HILL AV	FRM	E	00002327	CITY OF BOSTON 19 BLUE HILL AV	ROXBURY	02119	MA
08 2848-	00250	BLUE HILL AV	28	C	00007786	AER O MATIC CHEMICAL CO INC 20 BLUE HILL AV	ROXBURY	02119	MA
08 2847-	16950	BLUE HILL AV	FRM	C	00009343	SHRAGERS REALTY CORP THE 26 BLUE HILL AVE	ROXBURY	02119	MA
08 2792-	E0338 J	BLUE HILL AV	FRM	E	00003732	CITY OF BOSTON 25 BLUE HILL AVE	ROXBURY	02119	MA
08 2841-	11820	BLUE HILL AV	33 FRM	C	00006534	MACKALL JAMES R TRST 30 BLUE HILL AVE	ROXBURY	02119	MA
08 2799-	11700	BLUE HILL AV	33 FRM	RL	00002471	LYNDH ANDY M ETAL 31 BLUE HILL AVE	ROXBURY	02119	MA
08 2800-	13480	BLUE HILL AV		R3	00001057	NESBITT CLYDE A 35 BLUE HILL AV	ROXBURY	02119	MA
08 2801-	10190	BLUE HILL AV		R3	00001002	KERR HUGH TS 37 BLUE HILL AVE	ROXBURY	02119	MA
08 2802-	10180	BLUE HILL AV		R4	00001002	KERR HUGH ETAL 105 FERRY	MALDEN	02148	MA

DATE 01/21/87
TIME 11:08:39

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE

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CENX4019

WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2803-	13310	41	BLUE HILL AV				R3	00001002	MURPHY SAAPELTO ETAL 41 BLUE HILL AVE	ROXBURY	02119 MA
08	2804-	E0440 J	43	BLUE HILL AV				E	00001002	CITY OF BOSTON BY FCL 43 BLUE HILL AV	ROXBURY	02119 MA
08	2805-	02390	45	BLUE HILL AV				R3	00001002	BROWN JEREMIAH E 9 E DUNSTABLE RD	NASHUA NH	03060 MA
08	2915-	13440	46	BLUE HILL AV		50		RC	00006852	NEAL ANDREM TS 46 BLUE HILL AVE	ROXBURY	02119 MA
08	2806-	15370	47	BLUE HILL AV				R3	00001905	RICH FAITH 47 BLUE HILL AVE	ROXBURY	02119 MA
08	2929-	05900	49	BLUE HILL AV				R3	00003261	ELLIS CARLTON J 49 BLUE HILL AV	ROXBURY	02119 MA
08	2930-	05920	51	BLUE HILL AV				R3	00002443	ELLIS SAMUEL M TRST 101 MAROE	ROXBURY	02119 MA
08	2931-	19780	53	BLUE HILL AV			FRM	RL	00002904	WEBSTER MARTIA 208 NORWELL	DORCHESTER	02124 MA
08	2914-	05680	54	BLUE HILL AV		52		R4	00005398	DUFFY EDWARD J 52 BLUE HILL AV	ROXBURY	02119 MA
08	2932-	19790	55	BLUE HILL AV			FRM	RL	00002901	WEBSTER MARTIA 208 NORWELL	DORCHESTER	02124 MA
08	2913-	03250	56	BLUE HILL AV				R3	00002322	CHAVEZ JOSE A ETAL 56 BLUE HILL AV	ROXBURY	02119 MA
08	2933-	19710	57A	BLUE HILL AV		57		RC	00003206	MASHINGTON SOLOMAN 57 BLUE HILL AVE	ROXBURY	02119 MA
08	2911-	20350	58	BLUE HILL AV				R3	00002531	MORRELL HAROLD E ETAL 58 BLUE HILL AV	ROXBURY	02119 MA
08	2912-	02340	58	ABUE HILL AV				RL	00006800	BROOKS DONALD 10 INTERVALE	ROXBURY	02119 MA
08	2910-	00920	60	BLUE HILL AV		62	FRM	RL	00004179	BAHARODIAN ALICE L 64 BLUE HILL AV	ROXBURY	02119 MA
08	2935-	13020	61	BLUE HILL AV				RL	00002564	MOORE JAMES C 61 BLUE HILL AVE	ROXBURY	02119 MA
08	2936-	09380	63	BLUE HILL AV			FRM	RL	00001225	JORDAN DELICINE M 48 ELM HILL AVE	DORCHESTER	02121 MA
08	2909-	20090	64	BLUE HILL AV		64A		RC	00002018	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	02119 MA
08	2937-	09370	65	BLUE HILL AV				RL	00001217	JORDAN DELICINE M 48 ELM HILL AVE	DORCHESTER	02121 MA
08	2967-	E0442 J	72	BLUE HILL AV				E	00003537	CITY OF BOSTON BY FCL 72 BLUE HILL AV	ROXBURY	02119 MA
08	2966-	01690	74	BLUE HILL AV				RL	00001580	BEST MADELINE O 74 BLUE HILL AVE	ROXBURY	02119 MA
08	2964-	20190	76	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 76 BLUE HILL AV	ROXBURY	02119 MA
08	2965-	20200	78	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 78 BLUE HILL AV	ROXBURY	02119 MA
08	2963-	20180	80	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 80 BLUE HILL AVE	ROXBURY	02119 MA
08	2962-	20170	82	BLUE HILL AV				RL	00001580	WOODBINE ASSOCS INC 82 BLUE HILL AVE	ROXBURY	02119 MA
08	2992-	20390	84	BLUE HILL AV		86		R3	00002037	YOUNG HENRY G 84 BLUE HILL AVE	ROXBURY	02119 MA

DATE 01/21/87
TIME 11:08:39

ASSESSING DEPT. FISCAL 1987 TAX AND EXEMPT REAL ESTATE
WARD AND STREET NAME SEQUENCE

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MD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE -	STREET	CITY	ZIP
08	2991-	20380	88	BLUE HILL AV				R3	00001357	YOUNG FRANKLIN D 19 ALPINE	ROXBURY	02119	MA
08	2990-	01840	90	BLUE HILL AV				R3	00001279	BOHANNAN MELVIN ETAL 40 ARAPAHOE RD	BELLINGHAM MA	02019	MA
08	2989-	07560	92	BLUE HILL AV				R3	00001350	GOLDSMITH HERMAN L 92 BLUE HILL AV	ROXBURY	02119	MA
08	2988-	11690	94	BLUE HILL AV				R3	00003322	LYNCH ANDY M 94 BLUE HILL AV	ETAL ROXBURY	02119	MA
08	2987-	03600	96	BLUE HILL AV		98		R3	00003090	COLBERT PAMELA D 96 BLUE HILL AV	ROXBURY	02119	MA
08	2986-	E0390	J 100	BLUE HILL AV				E	00001836	CITY OF BOSTON 100 BLUE HILL AVE	ROXBURY	02119	MA
08	2985-	11930	102	BLUE HILL AV				R2	00001821	MALCOLM RICHARD D 102 BLUE HILL AV	ROXBURY	02119	MA
08	2983-	06580	106	BLUE HILL AV				R3	00001542	FOLEY MARY E 106 BLUE HILL AV	ROXBURY	02119	MA
08	2982-	06570	108	BLUE HILL AV				RC	00001095	FOLEY MARY E 108 BLUE HILL AV	ROXBURY	02119	MA
08	3003-	07800	118	BLUE HILL AV			FRM	CL	00005866	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	02119	MA
08	3002-	07790	120	BLUE HILL AV				C	00004300	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	02119	MA
08	3001-	07780	122	BLUE HILL AV				CL	00004538	GORHAM ROSCOE TS 122 BLUE HILL AV	ROXBURY	02119	MA
08	3000-	15920	124	BLUE HILL AV		130	130	RL	00006121	RUSSO FRANK J 1312 BOYLSTON	BOSTON	02115	MA

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MD PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08 1069-	14010	375	BROADWAY	373		I	00012750	OCONNOR THOMAS JR TRST C/O R M COLT RLY TR 45 INDUSTRIAL DR CITY OF BOSTON	CANTON MA	02021
08 3141-	E0424	J	BROOK AV		FRM 26	E	00005140	BROOK AV CITY OF BOSTON	ROXBURY	02119
08 3143-	16470		BROOK AV		FRM 12	RL	00006300	SCOTT RLY CO MASS CORP 13 ROCKFORD SHANEEN NICHOLAS K 52 CLARENDON CITY OF BOSTON	ROXBURY	02119
08 3132-	16750		BROOK AV		LT C NMS	CL	00002508		BOSTON	02116
08 3133-	E0422	J	BROOK AV		FRM 7	E	00002219	CITY OF BOSTON	ROXBURY	02119
08 3134-	E0423	J	BROOK AV		FORM 9	E	00002245	CITY OF BOSTON	ROXBURY	02119
08 3088-	E0410	J	BROOK AV		FRM 21	E	00002623	CITY OF BOSTON	ROXBURY	02119
08 3069-	E0401	J	BROOK AV		FRM 49	E	00007176	CITY OF BOSTON	ROXBURY	02119
08 3063-	E0397	J	BROOK AV		FRM 27	E	00002400	CITY OF BOSTON	ROXBURY	02119
08 3131-	03000	1	BROOK AV	3	3	C	00003396	CASSERLY CHRISTINE BOX 682 SMITH SHIRLEY 503 DUDLEY CAMPBELL HORACE Q 6 BROOK AVE CAMPBELL HORACE O ETAL 8 BROOK AV MOTHERS OF TODDLERS 10 BROOK AVE A & O AUTO BODY & REPAIR INC 11 BROOK AV ALSTON QUINCY E 5 EMROSE MORRISSEY MARY L ETAL 14 BROOK AV ALSTON QUINCY E 5 EMROSE ALVES REGINA ETAL 25 BROOK AV LEONARD GEORGE M 28 BROOK AV LEE HARRISON O 30 BROOK AV MANEZ RENE CITY OF BOSTON	ROXBURY	02119
08 3146-	1 17360	2	BROOK AV		RL	00003267			ROXBURY	02119
08 3146-	02820	6	BROOK AV		RI	00002225			ROXBURY	02119
08 3145-	02810	8	BROOK AV		RI	00004417			ROXBURY	02119
08 3144-	E0510	33	BROOK AV		E	00004431			ROXBURY	02119
08 3135-	00010	11	BROOK AV		C	00013522			ROXBURY	02119
08 3136-	00410	13	BROOK AV		CL	00004834			ROXBURY	02119
08 3142-	13190	14	BROOK AV		RI	00006008			ROXBURY	02119
08 3137-	00420	15	BROOK AV		CL	00003585			ROXBURY	02119
08 3062-	00520	25	BROOK AV		RI	00002057			ROXBURY	02119
08 3140-	10920	28	BROOK AV		RI	00003069			ROXBURY	02119
08 3139-	10730	30	BROOK AV		RI	00003784			ROXBURY	02119
08 3138-	13930	32	BROOK AV		R2	00004473			ROXBURY	02119
08 3064-	E0398	J	BROOK AV		E	00008959			ROXBURY	02119
08 3065-	E0399	J	BROOK AV		E	00004093			ROXBURY	02119
08 3156-	08110	40	BROOK AV		RL	00000110			ROXBURY	02119
08 3066-	E0400	J	BROOK AV	43	E	00006237			ROXBURY	02119

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08 3186-	18980	42 BROOK AV		RL	00003468	TRABUCCO LAWRENCE J 42 BROOK AV	ETAL ROXBURY 02119 MA
08 3185-	04120	44 BROOK AV		R2	00003988	CROCKETT FLORA 44 BROOK AVE	ROXBURY 02119 MA
08 3067-	19700	45 BROOK AV		R1	00007486	WASHINGTON MARY L BOX 59	DORCHESTER 02125 MA
08 3184-	12880	46 BROOK AV		R1	00003415	MITCHELL CARRIE 46 BROOK AV	ROXBURY 02119 MA
08 3068-	12750	47 BROOK AV		RL	00007393	MILLER JAMES B 47 BROOK AV	ROXBURY 02119 MA
08 3070-	E0402 J	51 BROOK AV	53	E	00007700	CITY OF BOSTON 51 BROOK AVE	ROXBURY 02119 MA
08 3071-	12760	55 BROOK AV	57	RC	00002468	MILLER ROSE 55 BROOK AVE	ROXBURY 02119 MA

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MD PARCEL-SUB BILL EX HOUSE LOCATION

SEC LOT DIRECTIONS

CLS

AREA

TITLE - STREET

CITY ZIP

08 3083- E0405 J DENNIS

FORM 32

E

00001806

CITY OF BOSTON

ROXBURY MA

08 3084- E0406 J DENNIS

FORM 30 SS

E

00001992

CITY OF BOSTON

ROXBURY MA

08 3080- E0404 J DENNIS

E

00001200

CITY OF BOSTON

ROXBURY MA

08 3040- 16140 DENNIS

R2

00003074

SAPP KAREN ETAL

ROXBURY MA

08 2956- 15530 DENNIS

R2

00004215

ROBINSON JUANITA ETAL

ROXBURY MA

08 2974- 08950 DENNIS

R4

00003255

IVY LAURA M

ROXBURY MA

08 2901- E0372 J DENNIS

NMS

E

00001420

CITY OF BOSTON

ROXBURY MA

08 2902- E0373 J DENNIS

NMS

E

00001230

CITY OF BOSTON

ROXBURY MA

08 2954- E0387 J DENNIS

FRM 49

E

00001488

CITY OF BOSTON

ROXBURY MA

08 2875- E0357 J DENNIS

FRM 25

E

00001090

CITY OF BOSTON

ROXBURY MA

08 2898- E0369 J DENNIS

COR

E

00002889

CITY OF BOSTON

ROXBURY MA

08 2899- E0370 J DENNIS

NMS

E

00003693

CITY OF BOSTON

ROXBURY MA

08 2900- E037 J DENNIS

NMS

E

00001350

CITY OF BOSTON

ROXBURY MA

08 2871- E0353 J DENNIS

FRM 17

E

00000828

CITY OF BOSTON

ROXBURY MA

08 2872- E0354 J DENNIS

FRM 19

E

00000904

CITY OF BOSTON

ROXBURY MA

08 2873- E0355 J DENNIS

FRM 21

E

00000804

CITY OF BOSTON

ROXBURY MA

08 2874- E0356 J DENNIS

FRM 23

E

00000854

CITY OF BOSTON

ROXBURY MA

08 2833- 12120 DENNIS

NM

RL

00001325

MARKIR LEONARD

BRAINTREE MA

08 2829- E0340 J DENNIS

NM

E

00001393

CITY OF BOSTON

ROXBURY MA

08 2830- 19930 DENNIS

NM

CL

00001217

WHITE MARGARET

ETAL JAMAICA PLAIN MA

08 2831- 12100 DENNIS

NMS

CL

00001217

MARKIR LEONARD

BRAINTREE MA

08 2832- 12110 DENNIS

NM

CL

00001261

MARKIR LEONARD

BRAINTREE MA

08 3098- E0450 J DENNIS

FRM 26-28

E

00004548

CITY OF BOSTON

ROXBURY MA

08 3102- E0416 J DENNIS

SE

E

00004675

CITY OF BOSTON

ROXBURY MA

08 2828- E0339 J DENNIS

FRM

E

00003710

CITY OF BOSTON

ROXBURY MA

08 3114- 16240 DENNIS

FRM

RL

00002324

SCANDONE LINDA

WINTHROP MA

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08	3113-	16230	10 DENNIS		FRM	RL	00002324	SCANDONE LINDA 95 TERRACE AV	MINTHROP	MA 02152
08	2834-	15620	11 DENNIS			R3	00001769	RODRIGUEZ EUTACIO GONZALEZ 11 DENNIS	ROXBURY	MA 02119
08	3112-	16220	12 DENNIS		FRM	RL	00003050	SCANDONE LINDA 95 TERRACE AV	MINTHROP	MA 02152
08	2835-	00170	13 DENNIS		N	RL	00001950	ACEVEDO RAFAEL ETAL 13 DENNIS	ROXBURY	MA 02119
08	3111-	16210	14 DENNIS		FRM	RL	00002669	SCANDONE LINDA 95 TERRACE AV	MINTHROP	MA 02152
08	2870-	E0352 J	15 DENNIS		15A FRM COR	E	00000853	CITY OF BOSTON 15 DENNIS	ROXBURY	MA 02119
08	3082-	03800	34 DENNIS		36	RL	00004203	COOPER WILLIAM 34 DENNIS	ROXBURY	MA 02119
08	3081-	12350	38 DENNIS		FRM	RL	00002971	MATTHEWS VERSIE G 11 RITCHFIELD	ETAL DORCHESTER	MA 02125
08	2903-	00710	39 DENNIS		41 FRM	RL	00002890	ANTONIOU IRENE M 70 MALDECK	DORCHESTER	MA 02124
08	3057-	10270	40 DENNIS			R3	00002577	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	MA 02119
08	3056-	10260	42 DENNIS		FRM	RL	00003060	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	MA 02119
08	3055-	10250	46 DENNIS			R2	00005205	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY	MA 02119
08	3042-	09150	50 DENNIS			R3	00007100	JENKINS TILLMAN 50 DENNIS	ROXBURY	MA 02119
08	2955-	E0488 32	51 DENNIS		53 FRM	E	00006660	GLORIOUS CHURCH INC THE 12 SAFFORD	ROXBURY	MA 02119
08	3041-	07920	52 DENNIS			R1	00003024	GRAY WILLIAM ETAL 52 DENNIS	ROXBURY	MA 02119
08	2975-	04940	65 DENNIS			R3	00003130	DEPINA JORGE ETAL 65 DENNIS	ROXBURY	MA 02119
08	2976-	07720	67 DENNIS			R3	00003460	GONCALVES VIRIATO ETAL 67 DENNIS	ROXBURY	MA 02119
08	593-	E0199 A	DUDLEY			E	00058932	CITY OF BOSTON 6 SHIRLEY	ROXBURY	MA 02119
08	625-	04460	DUDLEY		FRM 448	CL	00001877	DAVEY WILLIAM TRST 438 DUDLEY	ROXBURY	MA 02119
08	626-	04470	DUDLEY		FRM 444	CL	00001847	DAVEY WILLIAM TRST 438 DUDLEY	ROXBURY	MA 02119

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MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
08	3167-	00870			DUDLEY			NM REAR	CL	00005573	AZAR STEPHEN A		MA	DORCHSTER	02125
											535 DUDLEY				
08	3127-	14450			DUDLEY				CL	000033200	PECK MARVIN		MA	ROXBURY	02119
											DUDLEY				
08	3126-	14440			DUDLEY			FRM 479-481A	CL	000033800	PECK MARVIN		MA	ROXBURY	02119
											DUDLEY				
08	2869-	E0351	J		DUDLEY			FRM 455	E	000033200	CITY OF BOSTON		MA	ROXBURY	02119
											DUDLEY				
08	2850-	06760			DUDLEY				CL	000033248	FRAZER EVAN R ETAL		MA	BROCKTON	02402
											73 CHRISTOPHER RD				
08	2851-	E0345	J		DUDLEY				E	000043377	CITY OF BOSTON		MA	ROXBURY	02119
											DUDLEY				

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WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE	- STREET	CITY	ZIP
08	2703-	13330	349	DUDLEY	E		R2	00001433	MURRAY DAVID	349 DUDLEY	ROXBURY	02119
08	2708-	18560	353	DUDLEY	SCOR		CL	00002048	SULLIVAN JOHN L	266 GOLD	SOUTH BOSTON	02127
08	2709- 1	10840	357	DUDLEY	359A FRM		RL	00002274	LEE JIM JR	357 DUDLEY	ROXBURY	02119
08	2219-	08420	362	DUDLEY	FRM		CL	00004810	HARTSTONE GERALD ETAL	350 DUDLEY	ROXBURY	02119
08	2709- 2	10850	361	DUDLEY	361A FRM		RL	00001092	LEE JIM JR	361 DUDLEY	ROXBURY	02119
08	2219-	08420	362	DUDLEY	FRM		CL	00005590	HARTSTONE GERALD ETAL	350 DUDLEY	ROXBURY	02119
08	2710-	10860	363	DUDLEY	365A FRM		RL	00002186	LEE JIM JR	363 DUDLEY	ROXBURY	02119
08	2218-	E0271 J	366	DUDLEY			E	00004000	CITY OF BOSTON	366 DUDLEY	ROXBURY	02119
08	2715-	E0539 11	367	DUDLEY			E	00005965	SAMARIA EVANGELICAL CHURCH	C/O GERARDO LANZO	DORCHESTER	02125
08	2217-	01640	368	DUDLEY			CL	00004147	BERGER STANLEY I	1244 BOYLSTON	CHESTNUT HILL	02167

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MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
08	2852-	E0346	J	423	DUDLEY	425			E	00003352	CITY OF BOSTON		ROXBURY	02119	MA
08	698-	15680		424	DUDLEY	ECOR SES	RL	00056260	RL	00056260	423 DUDLEY ROMAN CATHOLIC ARCHBISHOP		ROXBURY	02119	MA
08	7853-	09250		429	DUDLEY		R1	00002487	R1	00002487	424 DUDLEY JOHNSON ARTHUR W ETAL		ROXBURY	02119	MA
08	670-	07000		430	DUDLEY	ECOR	R4	00002621	R4	00002621	429 DUDLEY FULLER ROBERT		ROXBURY	02119	MA
08	2854-	17320		431	DUDLEY		R1	00002347	R1	00002347	23 HAROLD SMITH ROBERT		ROXBURY	02119	MA
08	669-	06990		432	DUDLEY		A	00002976	A	00002976	431 DUDLEY FULLER ROBERT		ROXBURY	02119	MA
08	2855-	16960		433	DUDLEY		R2	00002289	R2	00002289	23 HAROLD TORRES EMILIO	ETAL	ROXBURY	02119	MA
08	668-	06980		434	DUDLEY		A	00002981	A	00002981	433 DUDLEY FULLER ROBERT		ROXBURY	02119	MA
08	667-	06970		436	DUDLEY		A	00002703	A	00002703	23 HAROLD FULLER ROBERT		ROXBURY	02119	MA
08	2858-	04890		439	DUDLEY		R3	00002062	R3	00002062	48 CLARENCE DEPINA ANTONIO		ROXBURY	02119	MA
08	2859-	07130		441	DUDLEY	FRM	CL	00002125	CL	00002125	GARCIA JOSE 441 DUDLEY		ROXBURY	02119	MA
08	627-	04420		442	DUDLEY	438 ECOR	C	00005911	C	00005911	DAVEY WILLIAM A TRST 438 DUDLEY		ROXBURY	02119	MA
08	2860-	07140		443	DUDLEY	FRM	CL	00002125	CL	00002125	GARCIA JOSE 443 DUDLEY		ROXBURY	02119	MA
08	2861-	05320		447	DUDLEY		R1	00003200	R1	00003200	DOCANTO FRANCISCO 447 DUDLEY	ETAL	ROXBURY	02119	MA
08	2862-	11620		449	DUDLEY	449B	RC	00003200	RC	00003200	LOPEZ LUIS ETAL 449 DUDLEY		ROXBURY	02119	MA
08	2867-	E0349	J	451	DUDLEY	FRM	E	00002000	E	00002000	CITY OF BOSTON 451 DUDLEY		ROXBURY	02119	MA
08	2868-	E0350	J	453	DUDLEY	FRM	E	00002160	E	00002160	CITY OF BOSTON 453 DUDLEY		ROXBURY	02119	MA
08	2828-	E0339	J	457	DUDLEY	457B M COR	E	00003710	E	00003710	CITY OF BOSTON 457 DUDLEY		ROXBURY	02119	MA
08	3115-	16740		459	DUDLEY	465 FRM	CL	00003500	CL	00003500	SHAFFER WILLIAM F TRST 459 DUDLEY		ROXBURY	02119	MA
08	3116-	14040		467	DUDLEY	469	CL	00001764	CL	00001764	OLIVO DANIEL N 467 DUDLEY		ROXBURY	02119	MA

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MO	PARCEL-SUB	BILL EX	HOUSE LOCATION	LOCATION	SEC. LOT DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	3117-	15420	471 DUDLEY		471A	R4	00001758	RIST EDWARD B JR TS 80 PAUL GORE	JAMAICA PLAIN	MA 02130
08	3118-	15430	471B DUDLEY		473	R4	00001988	RIST EDWARD B JR TS 80 PAUL GORE	JAMAICA PLAIN	MA 02130
08	3119-	15440	473A DUDLEY		473B COR	R4	00001989	RIST EDWARD B JR TS 80 PAUL GORE	JAMAICA PLAIN	MA 02130
08	3124-	02740	475A DUDLEY		475	RC	00001933	CABRAL FREDDY R 475A DUDLEY	ROXBURY	MA 02119
08	3125-	09640	477 DUDLEY		477A	R4	00001939	KENES SOLOMON 477 DUDLEY	ROXBURY	MA 02119
08	3128-	E0421 J	483 DUDLEY		483A FRM	E	00002160	CITY OF BOSTON 483 DUDLEY	ROXBURY	MA 02119
08	3129-	04780	485 DUDLEY		487	CL	00002400	DEJESUS ALFREDO 15 VIRGINIA	DORCHESTER	MA 02125
08	3130-	02990	489 DUDLEY		491 FRM	CL	00002425	CASSERLY CHRISTINE BOX 682	ROXBURY	MA 02119
08	226-	02640	490 DUDLEY		SE COR	R2	00002926	BURTON JOSEPH 490 DUDLEY	ROXBURY	MA 02119
08	257-	16300	492 DUDLEY			R2	00003158	SCOTT REALTY CO 492 DUDLEY	ROXBURY	MA 02119
08	3131-	03000	493 DUDLEY		495 NM COR	C	00003396	CASSERLY CHRISTINE BOX 682	ROXBURY	MA 02119
08	256- 1 E0182 J	494 DUDLEY	498 NMS		E	00001406	CITY OF BOSTON 498 DUDLEY	ROXBURY	MA 02119	
08	3146- 1 17360	503 DUDLEY	509		RL	00003267	SMITH SHIRLEY 503 DUDLEY	ROXBURY	MA 02119	
08	210-	16270	506 DUDLEY		510	C	00009974	SCOTT REALTY CO 506 DUDLEY	ROXBURY	MA 02119
08	3147-	03970	509A DUDLEY			C	00000958	COSTA JOSE D ETAL 509A DUDLEY	ROXBURY	MA 02119
08	3148-	06380	511 DUDLEY		515A FRM	RL	00005080	FIDALGO JOSE P ETAL 517 DUDLEY	ROXBURY	MA 02119
08	209-	16450	512 DUDLEY		520	C	00011115	SCOTT REALTY COMPANY 512 DUDLEY	ROXBURY	MA 02119
08	3149-	06390	517 DUDLEY		517A	RC	00004704	FIDALGO JOSE P ETAL 517 DUDLEY	ROXBURY	MA 02119
08	3150-	16310	519 DUDLEY		521	RL	00004766	SCOTT REALTY CO 519 DUDLEY	ROXBURY	MA 02119
08	176-	15720	524A DUDLEY		524	RC	00002927	ROSA ANTONIO S TS 524 DUDLEY	ROXBURY	MA 02119
08	202-	11410	526 DUDLEY		528 FRM	RL	00002783	LOEM ELIAS M 164 TREMONT	BOSTON	MA 02111
08	3165-	16550	527 DUDLEY		533	RC	00002940	SELMAN LIVINGSTON 527 DUDLEY	ROXBURY	MA 02119
08	201-	11400	530 DUDLEY		FRM	RL	00004957	LOEM ELIAS M 164 TREMONT	BOSTON	MA 02111
08	200-	07740	534A DUDLEY		534	C	00001846	GONZALEZ SANTOS R 534 DUDLEY	ROXBURY	MA 02119
08	3166-	00880	535 DUDLEY		545	C	00006300	AZAR STEPHEN A TRST 535 DUDLEY	DORCHESTER	MA 02125
08	199-	15520	536A DUDLEY		536 FRM	RL	00002617	ROBINSON CHARLES S 536A DUDLEY	ROXBURY	MA 02119

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08	156-	02430	538	DUDLEY	552	552	CL 00011793	BRUCKER RHODA ETAL	BROOKLINE
08	3168-	E0489 11	547	DUDLEY	E	00002460	101 MONMOUTH APT 103	ROXBURY	02146
08	3169-	14330	551	DUDLEY	RC	00002567	GOOD SAHARITAN PENTECOSTAL	ROXBURY	MA
08	132-	19610	554A	DUDLEY	C	00013706	547 DUDLEY	ROXBURY	02119
08	131-	18950	590	DUDLEY	CL	00002635	PASSARETTI ALBERT A	ROXBURY	MA
08	130-	E0435 J	592	DUDLEY	E	00002625	49 CLARENCE	ROXBURY	02119
08	129-	19840	594	DUDLEY	CL	00002615	VISH INC MASS CORP	ROXBURY	MA
08	128-	19830	596	DUDLEY	CL	00002605	554A DUDLEY	ROXBURY	02119
08	127-	E0434 J	598	DUDLEY	E	00002596	TORO MILFRED	ROXBURY	02119
08	126-	E0433 J	600	DUDLEY	E	00002586	590 DUDLEY	DORCHESTER	02125
08	125-	19820	602	DUDLEY	CL	00002576	CITY OF BOSTON BY FCL	DORCHESTER	02125
08	124-	E0432 J	604	DUDLEY	E	00002566	600 DUDLEY	ROXBURY	MA
08	123-	E0431 J	606	DUDLEY	E	00002673	WEINSTEIN SAUL TRSTS	ROXBURY	02119
08	122-	E0472 00	610	DUDLEY	EA	00005294	2401 MASHINGTON	DORCHESTER	02119
08	121-	E0471 00	614	DUDLEY	EA	00002789	CITY OF BOSTON BY FCL	DORCHESTER	02125
08	120-	E0470 00	616	DUDLEY	EA	00002567	606 DUDLEY	DORCHESTER	02125
08	119-	15610	618	DUDLEY	EA	00002567	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	118-	04200	620	DUDLEY	EA	00002557	614 DUDLEY	MA	02119
08	117-	E0469 00	622A	DUDLEY	R4	00002547	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	116-	E0468 00	624A	DUDLEY	R4	00002537	616 DUDLEY	ROXBURY	02119
08	115-	E0467 00	626	DUDLEY	R4	00002547	RODRIGUEZ ANGEL	ROXBURY	02119
08	114-	E0466 00	628	DUDLEY	EA	00002588	618 DUDLEY	DORCHESTER	02119
08	113-	E0177 J	630	DUDLEY	EA	00002587	CURET DOLORES	DORCHESTER	02124
08	112-	E0176 J	632	DUDLEY	EA	00002587	38 CLAYBOURNE	DORCHESTER	02124
08	111-	E0175 J	634	DUDLEY	EA	00002537	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	110-	E0174 J	636	DUDLEY	EA	00003527	626 DUDLEY	MA	02119
08	109-	E0173 J	638	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	108-	E0172 J	640	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	107-	E0171 J	642	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	106-	E0170 J	644	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	105-	E0169 J	646	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	104-	E0168 J	648	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	103-	E0167 J	650	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	102-	E0166 J	652	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	101-	E0165 J	654	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	100-	E0164 J	656	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	99-	E0163 J	658	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	98-	E0162 J	660	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	97-	E0161 J	662	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	96-	E0160 J	664	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	95-	E0159 J	666	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	94-	E0158 J	668	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	93-	E0157 J	670	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	92-	E0156 J	672	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	91-	E0155 J	674	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	90-	E0154 J	676	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	89-	E0153 J	678	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	88-	E0152 J	680	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	87-	E0151 J	682	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	86-	E0150 J	684	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	85-	E0149 J	686	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	84-	E0148 J	688	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	83-	E0147 J	690	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	82-	E0146 J	692	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	81-	E0145 J	694	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	80-	E0144 J	696	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	79-	E0143 J	698	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	78-	E0142 J	700	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	77-	E0141 J	702	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	76-	E0140 J	704	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	75-	E0139 J	706	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	74-	E0138 J	708	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	73-	E0137 J	710	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	72-	E0136 J	712	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	71-	E0135 J	714	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	70-	E0134 J	716	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	69-	E0133 J	718	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	68-	E0132 J	720	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	67-	E0131 J	722	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	66-	E0130 J	724	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	65-	E0129 J	726	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	64-	E0128 J	728	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	63-	E0127 J	730	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	62-	E0126 J	732	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	61-	E0125 J	734	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	60-	E0124 J	736	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	59-	E0123 J	738	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	58-	E0122 J	740	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	57-	E0121 J	742	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	56-	E0120 J	744	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	55-	E0119 J	746	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	54-	E0118 J	748	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	53-	E0117 J	750	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	52-	E0116 J	752	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	51-	E0115 J	754	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	50-	E0114 J	756	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	49-	E0113 J	758	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	48-	E0112 J	760	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	47-	E0111 J	762	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	46-	E0110 J	764	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	45-	E0109 J	766	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	44-	E0108 J	768	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	43-	E0107 J	770	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	42-	E0106 J	772	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	41-	E0105 J	774	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	40-	E0104 J	776	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	39-	E0103 J	778	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	38-	E0102 J	780	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	37-	E0101 J	782	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	36-	E0100 J	784	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	35-	E0099 J	786	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	34-	E0098 J	788	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	33-	E0097 J	790	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	32-	E0096 J	792	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	31-	E0095 J	794	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	30-	E0094 J	796	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	29-	E0093 J	798	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	28-	E0092 J	800	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	27-	E0091 J	802	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	26-	E0090 J	804	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	25-	E0089 J	806	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	24-	E0088 J	808	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	23-	E0087 J	810	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	22-	E0086 J	812	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	21-	E0085 J	814	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	20-	E0084 J	816	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	19-	E0083 J	818	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	18-	E0082 J	820	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	17-	E0081 J	822	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	16-	E0080 J	824	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	15-	E0079 J	826	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	14-	E0078 J	828	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	13-	E0077 J	830	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	12-	E0076 J	832	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	11-	E0075 J	834	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119
08	10-	E0074 J	836	DUDLEY	EA	00003527	COTTAGE BROOK ASSOCIATES LPS ROXBURY	MA	02119

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WD PARCEL-SUB BILL EX HOUSE LOCATION

SEC LOT DIRECTIONS CLS AREA TITLE - STREET

CITY ZIP

08	2737-	11300	56	FOREST	RL	00003942	LEMIS IDA H	56	FOREST	ROXBURY	02119	MA	
08	2743-	00790	57	FOREST	R1	00003920	ARROYO ROGELO	57	FOREST	ROXBURY	02119	MA	
08	2736-	08240	58	FOREST	R2	00004700	HARDING EDWARD L	41	FOREST	ROXBURY	02119	MA	
08	2744-	00800	59	FOREST	R1	00003920	ARROYO ROGELO	57	FOREST	ROXBURY	02119	MA	
08	2735-	01550	60	FOREST	R1	00004080	BENGUCHE HERMAN ETAL	60	FOREST	ROXBURY	02119	MA	
08	2745-	07890	61	FOREST	R2	00007700	GRANDY HERBERT	61	FOREST	ROXBURY	02119	MA	
08	2734-	16530	62	FOREST	A	00010693	SECRETARY OF HOUSING C/O PROPERTY DISP BR 15 NEW CHARDON			BOSTON	02114	MA	
08	2734-	16530	2	FOREST PL	A	00010693	SECRETARY OF HOUSING C/O PROPERTY DISP BR 15 NEW CHARDON			BOSTON	02114	MA	
08	2733-	14420	3	FOREST PL	AT END	R2	00004274	PEARL ERNEST ETAL	3	FOREST PL	ROXBURY	02119	MA

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MD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
08	2893-	E0364	J	HUCKINS	FRM	21	E	00001170	CITY OF BOSTON	HUCKINS		ROXBURY	02119	MA
08	2892-	E0363	J	HUCKINS	FRM	19	E	00001120	CITY OF BOSTON	HUCKINS		ROXBURY	02119	MA
08	2891-	E0448	J	HUCKINS	FRM	17	E	00002519	CITY OF BOSTON	FCL		ROXBURY	02119	MA
08	2894-	E0365	J	HUCKINS	FRM	23	E	00001170	CITY OF BOSTON	HUCKINS		ROXBURY	02119	MA
08	2837-	E0342	J	HUCKINS	FRM	24	E	00003018	CITY OF BOSTON	HUCKINS		ROXBURY	02119	MA
08	2835-	00170		HUCKINS	RL		00001950	ACEVEDO RAFAEL ETAL	13 DENNIS			ROXBURY	02119	MA
08	2841-	11820		HUCKINS	C		00006534	MACKALL JAMES R TRST	30 BLUE HILL AVE			ROXBURY	02119	MA
08	2840-	E0344	J	HUCKINS	E		00009167	CITY OF BOSTON	HUCKINS			ROXBURY	02119	MA
08	2838-	E0343	J	HUCKINS	FRM	20	E	00003627	CITY OF BOSTON	HUCKINS		ROXBURY	02119	MA
08	2887-	13420		HUCKINS	RL		00005392	NASH JOHN H	BOX 117			MATTAPAN	02126	MA
08	2870-	E0352	J	HUCKINS	E		00000853	CITY OF BOSTON	15 DENNIS			ROXBURY	02119	MA
08	2888-	13260		HUCKINS	RL		00003027	MUHAMMAD LATIFAH H A	7 HUCKINS			ROXBURY	02119	MA
08	2889-	E0441	J	HUCKINS	E		00005278	CITY OF BOSTON	BY FCL			ROXBURY	02119	MA
08	2890-	12380		HUCKINS	RL		00003836	MCBRAVER JERRY L ETAL	15 HUCKINS			ROXBURY	02119	MA
08	2839-	08480		HUCKINS	FRM		00004759	HAZELTON MARY H	16 HUCKINS			ROXBURY	02119	MA
08	2895-	E0366	J	HUCKINS	FRM		00001170	CITY OF BOSTON	25 HUCKINS			ROXBURY	02119	MA
08	2836-	E0341	J	HUCKINS	FRM		00001666	CITY OF BOSTON	26 HUCKINS			ROXBURY	02119	MA
08	2896-	E0367	J	HUCKINS	FRM		00001170	CITY OF BOSTON	27 HUCKINS			ROXBURY	02119	MA
08	2897-	E0368	J	HUCKINS	FRM		00001170	CITY OF BOSTON	29 HUCKINS			ROXBURY	02119	MA

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CITY ZIP

MO	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2795-	12090			LAGRANGE PL	LT	4		RL	00004340	MARGOLIS CALVIN 1244 BOYLSTON	CHESTNUT HILL	MA 02167
08	2794-	12080			LAGRANGE PL	LT	2		RL	00001830	MARGOLIS CALVIN 1244 BOYLSTON	CHESTNUT HILL	MA 02167
08	2798-	07550			LAGRANGE PL	FRM			RL	00001826	GOLDSMITH HERMAN 1 LAGRANGE PL	ROXBURY	MA 02119
08	2797-	14090			LAGRANGE PL				R2	00002263	ORTEGA ANGEL ETAL 3 LAGRANGE PL	ROXBURY	MA 02119
08	2796-	08290			LAGRANGE PL				R3	00005000	HARMON ALBERT M ETAL 5 LAGRANGE PL	ROXBURY	MA 02119
08	2795-	104340			LAGRANGE PL				R1	00009880	DANTLEY MESLEY 6 LAGRANGE PL	ETAL ROXBURY	MA 02119
08	136-	E0535 31		1	LEYLAND				E	00002226	ROXBURY COMMUNITY SCHOOL INC 1 LEYLAND	DORCHESTER	MA 02125
08	137-	E0536 31		1A	LEYLAND				E	00002390	ROXBURY COMMUNITY SCHOOL INC 1A LEYLAND	DORCHESTER	MA 02125
08	138-	10750		3	LEYLAND				RL	00003684	LEE JIM JR 3 LEYLAND	DORCHESTER	MA 02125
08	139-	E0017 31		5	LEYLAND				E	00003603	BOSTON NATURAL AREA FUND BOSTON NATURAL AREA FUND	BOSTON	MA
08	140-	E0018 31		7	LEYLAND				E	00003557	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	141-	E0019 31		9	LEYLAND				E	00003455	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	142-	E0020 31		11	LEYLAND				E	00003367	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	143-	E0021 31		13	LEYLAND				E	00003276	BOSTON NATURAL AREA FUND 73 TREMONT	BOSTON	MA 02108
08	144-	00640		15	LEYLAND				R3	00003276	ANDERSON LILLIAN ETAL 15 LEYLAND	DORCHESTER	MA 02125
08	145-	E0475 00		17	LEYLAND	FRM			EA	00003071	COTTAGE BROOK ASSOCIATES LPS 17 LEYLAND	DORCHESTER	MA 02125

08	2953-	E0386	J	MORELAND	FRM 133	E	00001181	CITY OF BOSTON	ROXBURY	02119	MA
08	2952-	E0385	J	MORELAND	FRM 131	E	00001267	CITY OF BOSTON	ROXBURY	02119	MA
08	2951-	E0384	J	MORELAND	FRM 129	E	00001338	CITY OF BOSTON	ROXBURY	02119	MA
08	2950-	E0383	J	MORELAND	FRM 127	E	00001904	CITY OF BOSTON	ROXBURY	02119	MA
08	2972-	E0388	J	MORELAND	FRM 119-123	E	00003700	CITY OF BOSTON	ROXBURY	02119	MA
08	3061-	E0449	J	MORELAND	FRM 139	E	00002814	CITY OF BOSTON	ROXBURY	02119	MA
08	3059-	E0396	J	MORELAND	FRM 138	RL	00002550	EVERETT HENRY	ROXBURY	02119	MA
08	3079-	06060		MORELAND	FORM 142	E	00002151	CITY OF BOSTON	ROXBURY	02119	MA
08	3091-	E0412	J	MORELAND	NE	E	00004998	CITY OF BOSTON	ROXBURY	02119	MA
08	2905-	E0375	J	MORELAND	FRM 124	E	00001626	CITY OF BOSTON	ROXBURY	02119	MA
08	2904-	E0374	J	MORELAND		E	00005000	CITY OF BOSTON	ROXBURY	02119	MA
08	2906-	E0376	J	MORELAND		R3	00006500	MEAVER CLIFFORD	ETAL ROXBURY	02119	MA
08	2949-	19760		MORELAND		R3	00009750	TANNER WISE H	ETAL ROXBURY	02119	MA
08	2948-	18580		MORELAND		R2	00007040	BOYD JOHN H	ETAL ROXBURY	02119	MA
08	2947-	02150		MORELAND		R2	00004400	HOSPEDALES LLOYD L	ROXBURY	02119	MA
08	2946-	08850		MORELAND		R2	00009145	DIGGS HAROLD H SR ETAL	ROXBURY	02119	MA
08	2945-	05230		MORELAND		R4	00014216	DIGGS MAY E	ROXBURY	02119	MA
08	2944-	05240		MORELAND		R3	00003415	BOYER ROBERT L	ROXBURY	02119	MA
08	2943-	02170		MORELAND		R3	00003474	BROWN JAMES * REBA E BE	ROXBURY	02119	MA
08	2942-	02380		MORELAND		R3	00002654	BLOUNT DOROTHY ETAL	ROXBURY	02119	MA
08	2941-	01810		MORELAND							
08	2939-	02190	102	MORELAND		R1	00000906	BRADLEY FREDIE L	ROXBURY	02119	MA

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MD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
08	2938-	02480	102A	MORELAND			R3	00000909	BURGOS JUAN 102A MORELAND	ROXBURY	MA
08	2908-	1 20080	104	MORELAND			RL	00002023	WILSON ALICE L 64 BLUE HILL AV	ROXBURY	MA
08	2908-	20070	108	MORELAND		FRM	RL	00001835	WILSON ALICE L 64 BLUE HILL AV	ROXBURY	MA
08	2907-	20060	112	MORELAND		FRM	RL	00002444	WILSON ALICE L 64 BLUE HILL AVE	ROXBURY	MA
08	2971-	13170	113	MORELAND		FRM	RL	00002564	MORRIS JOSEPHINE 115 MORELAND	ROXBURY	MA
08	2971-	1 13180	115	MORELAND			R3	00002174	MORRIS LEE S 115 MORELAND	ETAL ROXBURY	MA
08	2973-	08200	125	MORELAND		FRM	RL	00003422	HANDY JOHN H 125 MORELAND	ROXBURY	MA
09	3080-	E0404 J	136	MORELAND		FRM NECOR	E	00001200	CITY OF BOSTON 136 MORELAND	ROXBURY	MA
08	3058-	E0395 J	137	MORELAND		FRM	E	00003015	CITY OF BOSTON 137 MORELAND	ROXBURY	MA
08	3078-	E0403 J	140	MORELAND			E	00003156	CITY OF BOSTON 140 MORELAND	ROXBURY	MA
08	3060-	03320	143	MORELAND			R4	00003852	CHISHOLM JULIUS ETAL 145 MORELAND	ROXBURY	MA
08	3090-	E0411 J	144	MORELAND			E	00002867	CITY OF BOSTON 144 MORELAND	ROXBURY	MA
08	3089-	00470	146	MORELAND			R3	00001514	ALVES CHRISTINO 146 MORELAND	ROXBURY	MA
08	2706-	E0330 J		NEWMAN PL		FRM 5	E	00000890	CITY OF BOSTON NEWMAN PL	ROXBURY	MA
08	2708-	18560		NEWMAN PL			CL	00002048	SULLIVAN JOHN L 266 GOLD	SOUTH BOSTON	MA
08	2703-	13330		NEWMAN PL			R2	00001433	MURRAY DAVID 349 DUDLEY	ROXBURY	MA
08	2704-	06040	1	NEWMAN PL		FRM	CL	00000926	EVANS PRENTICE C TRST 1 NEWMAN PL	ROXBURY	MA
08	2707-	12830	2	NEWMAN PL		FRM	CL	00002048	MIRAMBEAUX RESAURA 2 NEWMAN PL	ROXBURY	MA
08	2705-	06510	3	NEWMAN PL		FRM	CL	00000914	FLACCONIO FORTUNATO 3 NEWMAN PL	ETAL ROXBURY	MA
08	2857-	15290	14	PARTRIDGE PL			C	00007340	REDDINGTON JOHN J 20 REX DRIVE	ETAL BRAINTREE	MA

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08 3106-	E0420 J ROLLINS CT	FRM 11	E	00002389	CITY OF BOSTON ROLLINS CT	ROXBURY MA 02119
08 3105-	E0419 J ROLLINS CT	FRM 9	E	00001539	CITY OF BOSTON ROLLINS CT	ROXBURY MA 02119
08 3104-	E0418 J ROLLINS CT	FRM 7	E	00001501	CITY OF BOSTON ROLLINS CT	ROXBURY MA 02119
08 3103-	E0417 J ROLLINS CT	FRM 5	E	00001485	CITY OF BOSTON ROLLINS CT	ROXBURY MA 02119
08 3110-	09630 6 ROLLINS CT	FRM	RL	00001703	KELLY WILLIAM G 18 THIRD AV	SCITUATE MA 02066
08 3109-	09620 8 ROLLINS CT	FRM	RL	00001400	KELLY WILLIAM G 18 THIRD AV	SCITUATE MA 02066
08 3108-	09610 10 ROLLINS CT	FRM	RL	00001400	KELLY WILLIAM G 18 THIRD AV	SCITUATE MA 02066
08 3107-	09600 12 ROLLINS CT	FRM	RL	00001746	KELLY WILLIAM G 18 THIRD AV	SCITUATE MA 02066
08 2992-	20390 STAFFORD		R3	00002037	YOUNG HENRY G 84 BLUE HILL AVE	ROXBURY MA 02119
08 2993-	19660 3 STAFFORD		R2	00001825	WALKER SCOTT 5 STAFFORD	ROXBURY MA 02119
08 2961-	15550 4 STAFFORD		R1	00003532	ROBINSON RALPH L 4 STAFFORD	ETAL ROXBURY MA 02119
08 2994-	19670 5 STAFFORD		R2	00001838	WALKER SCOTT 5 STAFFORD	ROXBURY MA 02119
08 2960-	02200 6R STAFFORD	6 FRM	RL	00003900	BRADY NAPOLEON BOX 737	BOSTON MA 02103
08 2995-	02460 7 STAFFORD	FRM	RL	00001920	BULLOCK RICHARD SR TRST 2 GLENARM	DORCHESTER MA 02121
08 2959-	13010 8 STAFFORD	FRM	RL	00003900	MOORE CECIL ETAL 231 CALLENDER	DORCHESTER MA 02124
08 2996-	00200 9 STAFFORD	FRM	RL	00001920	ACKERMAN THOMAS 21 CRESTWOOD PK	ROXBURY MA 02119
08 2958-	13000 10 STAFFORD	FRM	RL	00003900	MOORE CECIL ETAL 231 CALLENDER	DORCHESTER MA 02124
08 2997-	00210 11 STAFFORD	FRM	RL	00001920	ACKERMAN THOMAS 21 CRESTWOOD PK	ROXBURY MA 02119
08 2957-	02160 12 STAFFORD		R1	00002030	BOYER OTIS 12 STAFFORD	ROXBURY MA 02119
08 2998-	01190 13 STAFFORD		R2	00001800	BARNES IRENE ETAL 13 STAFFORD	ROXBURY MA 02119
08 2956-	15530 14 STAFFORD	COR	R2	00004215	ROBINSON JUANITA ETAL 14 STAFFORD	ROXBURY MA 02119
08 2999-	01200 15 STAFFORD		R1	00001800	BARNES IRENE ETAL 15 STAFFORD	ROXBURY MA 02119
08 2974-	08950 17 STAFFORD	19 M COR	R4	00003255	IVY LAURA M 19 STAFFORD	ROXBURY MA 02119
08 3025-	02360 WEST COTTAGE	M	RL	00001813	BROWN BENJAMIN J ETAL 105 WEST COTTAGE	DORCHESTER MA 02125
08 3075-	02090 WEST COTTAGE	NGAR	RL	00002590	BONDRE LEYON 72 ERIE	DORCHESTER MA 02121

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08	3169-	14330	1A	WEST COTTAGE	1	1		RC	00002567	PASSARETTI ALBERT A 49 CLARENCE	ROXBURY	MA	02119
08	3170-	1 05700	3A	WEST COTTAGE				R2	00003237	DUGGER KENNETH G ETAL 3A WEST COTTAGE	DORCHESTER	MA	02125
08	3170-	05640	3R	WEST COTTAGE		3		R3	00002463	DROMGOOLE WILLIAM 3 M COTTAGE	ROXBURY	MA	02119
08	3171-	15160	5	WEST COTTAGE				R2	00005700	RAMOS ISRAEL ETAL 5 WEST COTTAGE	DORCHESTER	MA	02125
08	3172-	13070	7	WEST COTTAGE				R1	00002850	MORALES JULIA ORTEGA 7 WEST COTTAGE	DORCHESTER	MA	02125
08	3173-	03950	9	WEST COTTAGE				R4	00002280	CORREIA NECULAM ETAL 89 BROOK AVE	DORCHESTER	MA	02125
08	3174-	E0486 00	11	WEST COTTAGE				EA	00002280	COTTAGE BROOK ASSOCIATES LPS 11 WEST COTTAGE	DORCHESTER	MA	02125
08	3175-	12780	11HFWEST	COTTAGE				R3	00002280	MILLS RONNIE ETAL 11HFWEST COTTAGE	DORCHESTER	MA	02125
08	3176-	03920	15	WEST COTTAGE				RL	00002280	CORREIA JOE 15 M COTTAGE	DORCHESTER	MA	02125
08	3177-	03930	17	WEST COTTAGE				RL	00002280	CORREIA JOE 17 M COTTAGE	DORCHESTER	MA	02125
08	3178-	09310	19	WEST COTTAGE				RL	00002850	JOHNSON AL RAY 21 M COTTAGE	DORCHESTER	MA	02125
08	3179-	09300	21	WEST COTTAGE			FRM	RL	00002850	JOHNSON RAYMOND A C/O JOSE AROCHO	DORCHESTER	MA	02125
08	3180-	00910	23	WEST COTTAGE			FRM	RL	00002850	25 WEST COTTAGE BADGETT SHIRLEY A C/O JOSE AROCHO	DORCHESTER	MA	02125
08	3181-	19480	25	WEST COTTAGE				R1	00004284	25 WEST COTTAGE VELASQUEZ MAXIMINO	DORCHESTER	MA	02125
08	3182-	17900	27	WEST COTTAGE				R3	00001496	STRANGE JOSEPH & DOROTHY BE 8HFBEEHOVEN	JAMAICA PLAIN	MA	02130
08	3183-	17910	29	WEST COTTAGE				R3	00001496	STRANGE JOSEPH & DOROTHY BE 8HFBEEHOVEN	JAMAICA PLAIN	MA	02130
08	3072-	14390	33	WEST COTTAGE				RL	00001950	PATERSON ALBERTA J 33 WEST COTTAGE	DORCHESTER	MA	02130
08	3073-	05860	35	WEST COTTAGE		45		RL	00005531	EDWARDS LESSIE 47 WEST COTTAGE	DORCHESTER	MA	02125
08	3074-	05870	47	WEST COTTAGE				R1	00002390	EDWARDS LESSIE 47 WEST COTTAGE	DORCHESTER	MA	02125
08	3076-	20400	49	WEST COTTAGE				R2	00002484	YOUNG HENRY G 86 BLUE HILL AV	ROXBURY	MA	02119
08	3077-	04610	53	WEST COTTAGE				R1	00002585	DAWYD ABDALLAH 65 KING	MORCESTER MA	MA	01610
08	3016-	16170	69	WEST COTTAGE				R2	00002738	SAUNDERS ALFRED MICHAEL 69 WEST COTTAGE	ROXBURY	MA	02119
08	3017-	11660	71	WEST COTTAGE				R2	00003130	LUCAS- DAVIS RENEE 71 WEST COTTAGE	ROXBURY	MA	02119
08	3018-	05550	73	WEST COTTAGE				R2	00003432	DORSEY ETNA H 73 M COTTAGE	DORCHESTER	MA	02125
08	3019-	07020	75R	WEST COTTAGE			A	A	00005144	FULLER ROBERT TRST 23 HAROLD	ROXBURY	MA	02119
08	3019-	1 10230	77	WEST COTTAGE			R2	R2	00003736	KIDD JEFFERSON P ETAL 77 WEST COTTAGE	DORCHESTER	MA	02125

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08 3020-	01610	79 WEST COTTAGE		R2	00006450	BENNETT DAVID R ETAL 79 WEST COTTAGE	DORCHESTER 02125 MA
08 3021-	04140	81 WEST COTTAGE	83	R4	00007500	CRUTCHLEY JONATHAN TRST 83 WEST COTTAGE	DORCHESTER 02125 MA
08 3022-	08080	87 WEST COTTAGE		R2	00007500	GRIFFITH CYRUS A ETAL 87 WEST COTTAGE	DORCHESTER 02125 MA
08 3023-	13460	91 WEST COTTAGE		R2	00007500	NELSON CLAUDE 91 WEST COTTAGE	DORCHESTER 02125 MA
08 3024-	03400	95 WEST COTTAGE		R2	00007500	CLARK FRANK E 95 WEST COTTAGE	ETAL DORCHESTER 02125 MA
08 3000-	15920	105 WEST COTTAGE	107 FRM	RL	00006121	RUSSO FRANK J 1312 BOYLSTON	BOSTON 02115 MA
08 3029-	08380	WOODVILLE	LT E	RL	00000910	HARRY KENRICK C 9 WOODVILLE	ROXBURY 02119 MA
08 2979-	03700	WOODVILLE	FRM 35	RL	00005593	COLON DIONISIO 33 WOODVILLE	ROXBURY 02119 MA
08 3605-	E0391 J	WOODVILLE		E	00006377	CITY OF BOSTON WOODVILLE	ROXBURY 02119 MA

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08	2976-	07720		WOODVILLE			R3	00003460	GONCALVES VIRIATO ETAL 67 DENNIS	ROXBURY	MA
08	3026-	20000	1	WOODVILLE			R1	00002100	MILCOX JOHN M ETAL 1 WOODVILLE	ROXBURY	MA
08	3015-	03620	2	WOODVILLE			R1	00003980	COLEMAN ELIAS 2 WOODVILLE	ETAL ROXBURY	MA
08	3027-	19970	3	WOODVILLE			R3	00002474	MIGGINS EMERSON C 3 WOODVILLE	ETAL ROXBURY	MA
08	3028-	09660	5	WOODVILLE			R1	00002475	KENRICK HARRY 5 WOODVILLE	ROXBURY	MA
08	3014-	20010	6	WOODVILLE			R3	00003645	WILDER LELIA 6 WOODVILLE	ROXBURY	MA
08	3030-	08390	9	WOODVILLE			R3	00003500	HARRY KENRICK C 9 WOODVILLE	ROXBURY	MA
08	3031-	08360	13	WOODVILLE			R2	00005479	HARRY KENRICK 13 WOODVILLE	ROXBURY	MA
08	3035-	08370	15	WOODVILLE			R3	00003682	HARRY KENRICK 15 WOODVILLE	ROXBURY	MA
08	3013-	08980	16	WOODVILLE			R3	00005355	JACKSON JOSEPH P 16 WOODVILLE	ETAL ROXBURY	MA
08	3036-	08400	17	WOODVILLE			R2	00003735	HARRY KENRICK C 17 WOODVILLE	ROXBURY	MA
08	3037-	08120	19	WOODVILLE			R3	00003837	GUNN LELA B 19 WOODVILLE	ROXBURY	MA
08	3012-	09340	20	WOODVILLE			R3	00003479	JONES JOHN C 20 WOODVILLE	ROXBURY	MA
08	3038-	19900	21	WOODVILLE			R2	00003938	WHITE ANN 21 WOODVILLE	ROXBURY	MA
08	3039-	09100	23	WOODVILLE			R1	00002415	JAMES ORMOND S JR 23 WOODVILLE	ETAL ROXBURY	MA
08	3040-	16140	25	WOODVILLE			R2	00003074	SAPP KAREN ETAL 25 WOODVILLE	ROXBURY	MA
08	3010-	16250	26	WOODVILLE			RC	00006097	SCANTLEBURY LAMSON 26 WOODVILLE	ROXBURY	MA
08	2977-	03680	31	WOODVILLE		FRM	CL	00002510	COLON DIONISIO 33 WOODVILLE	ROXBURY	MA
08	3009-	E0393	32	WOODVILLE			E	00006362	CITY OF BOSTON 32 WOODVILLE	ROXBURY	MA
08	2978-	03690	33	WOODVILLE		FRM	RL	00002444	COLON DIONISIO 33 WOODVILLE	ROXBURY	MA
08	3008-	E0392	34	WOODVILLE			E	00004706	CITY OF BOSTON 34 WOODVILLE	ROXBURY	MA
08	3007-	00230	38	WOODVILLE			RL	00006608	ADAMS HELEN G 38 WOODVILLE	ROXBURY	MA
08	2980-	09050	41	WOODVILLE			RL	00004473	JAMB ENTERPRISES 41 WOODVILLE	ROXBURY	MA
08	3006-	03470	42	WOODVILLE			R1	00005932	CLARKE OTHNIEL F 42 WOODVILLE	ETAL ROXBURY	MA
08	2981-	12580	45	WOODVILLE			R1	00001094	MCLEOD EVELYN L 45 WOODVILLE	ROXBURY	MA
08	3011-	06620	22	WOODVILLE		FRM	RL	00007792	FORD M NEIL 14 GLENARM	DORCHESTER	MA

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08 3055-	10250		R2	00005205	KIMBROUGH ULYSSES ETAL 46 DENNIS	ROXBURY 02119 MA
08 3049-	01400	FRM 12	RL	00001659	BATTLE MURPHY B WOODVILLE PK	ETAL ROXBURY 02119 MA
08 3042-	09150		R3	00007100	JENKINS TILLMAN 50 DENNIS	ROXBURY 02119 MA
08 3054-	12560		R3	00002223	MCLEAN DANIEL H ETAL 2 WOODVILLE PK	ROXBURY 02119 MA
08 3043-	09120		R2	00002246	JEFFERSON CLYDE 3 WOODVILLE PK	ROXBURY 02119 MA
08 3053-	08730		RL	00002079	HILL CLARENCE ETAL 4 WOODVILLE PK	ROXBURY 02119 MA
08 3044-	12550		RL	00002113	MCLEAN DANIEL H ETAL 5 WOODVILLE PK	ROXBURY 02119 MA
08 3052-	07930		RL	00003645	GRAY WILLIAM ETAL 6 WOODVILLE PK	ROXBURY 02119 MA
08 3045-	02950		RL	00001981	CARTER DEBORAH J 7 WOODVILLE PK	ROXBURY 02119 MA
08 3051-	06960		RL	00001889	FULLER AUSTIN ETAL 8 WOODVILLE PK	ROXBURY 02119 MA
08 3046-	08720		R2	00001950	HILL CLARENCE ETAL 9 WOODVILLE PK	ROXBURY 02119 MA
08 3050-	08780		RL	00001860	HOBSON DORIS A 10 WOODVILLE PK	ROXBURY 02119 MA
08 3047-	02210		RL	00001941	BRANCH HAROLD ETAL 11 WOODVILLE PK	ETAL ROXBURY 02119 MA
08 3048-	1, 10		RL	00001976	SMITH EDWARD H SR 13 WOODVILLE PK	ETAL ROXBURY 02119 MA

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SEC LOT DIRECTIONS CLS

AREA

TITLE - STREET

CITY ZIP

MD PARCEL-SUB BILL EX HOUSE LOCATION

12 406- 15900

BLUE HILL AV

A 00005048 PORT ANTONIO ASSOCS LPS
8 IRMIN AVE

ROXBURY

02119

MA

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WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	CONVEYANCE	MA	
12	428-	1	01640	BLUE HILL AV	R3	00001520	BIGGER FRED M ETAL 39 ALASKA CITY OF BOSTON	ROXBURY BOSTON	02119
12	465-	J	E0149	BLUE HILL AV	E	00006140	MAVERLY CITY OF BOSTON	ROXBURY	02116
12	390-	J	E0146	BLUE HILL AV	E	000003300	FRM 95 CITY OF BOSTON BLUE HILL AVE	ROXBURY	02119
12	396-	02240	BLUE HILL AV	R1	00002469	BRIGHT HAZEL V 1 MURRAY AVE	ROXBURY	02119	

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12	387-	22630	89	BLUE HILL AV			RC	00005538	YOUNG COURTNEY	ROXBURY	MA	
12	388-	03070	91	BLUE HILL AV			R2	00007002	89 BLUE HILL AVE	ROXBURY	MA	02119
12	389-	10850	93	BLUE HILL AV			R2	00003547	CALHOUN RACHEL V	ROXBURY	MA	02119
12	397-	13940	97	BLUE HILL AV			CL	00004171	91 BLUE HILL AV	ROXBURY	MA	02119
12	398-	09750	99	BLUE HILL AV			R2	00004618	JONES CALVIN	ROXBURY	MA	02119
12	399-	00020	107	BLUE HILL AV			RL	00007693	93 BLUE HILL AVE	ROXBURY	MA	02119
12	407-	07320	109	BLUE HILL AV			C	00005479	MONCLOVA PAULINO R	ROXBURY	MA	02119
12	408-	E0329 32	119	BLUE HILL AV			E	00002021	HUNTER LAYMON T	ROXBURY	MA	02368
12	409-	13610	121	BLUE HILL AV			R3	00001785	315 CHESTNUT	ROXBURY	MA	02119
12	410-	13620	123	BLUE HILL AV			R1	00001947	A L JOHNSON ASSOC INC	ROXBURY	MA	02119
12	411-	10320	125	BLUE HILL AV			R3	00003306	108 BLUE HILL AV	ROXBURY	MA	02119
12	429-	16480	133	BLUE HILL AV			R2	00002783	GLOTH HY TS	ROXBURY	MA	02119
12	430-	16490	135	BLUE HILL AV			RL	00003558	109 BLUE HILL AVE	ROXBURY	MA	02119
12	431-	06380	137	BLUE HILL AV			RC	00004133	SONS OF GOD APOSTOLIC	ROXBURY	MA	02119
12	432-	01230	139	BLUE HILL AV			R4	00003840	119 BLUE HILL AVE	ROXBURY	MA	02120
12	466-	22300	151	BLUE HILL AV			R2	00005062	MCINTYRE WILLIAM E ETAL	ROXBURY	MA	02120
12	467-	01850	153	BLUE HILL AV			C	00001265	79 MINDSOR	ROXBURY	MA	02120
12	468-	01860	157	BLUE HILL AV			C	00001360	MCINTYRE WILLIAM E ETAL	ROXBURY	MA	02120
12	469-	02090	161	BLUE HILL AV			C	00000915	79 MINDSOR	ROXBURY	MA	02120
12	470-	10350	163	BLUE HILL AV			C	00000983	JENKINS RICHARD B	ROXBURY	MA	02126
12	471-	10830	165	BLUE HILL AV			C	00001123	2 CORMAN RD	ROXBURY	MA	02126
12	803-	20790	167	BLUE HILL AV			RC	00003135	REASON DANIEL L ETAL	ROXBURY	MA	02119
12	804-	22350	173	BLUE HILL AV			RC	00003437	133 BLUE HILL AVENUE	ROXBURY	MA	02119
12	805-	05950	177	BLUE HILL AV			R1	00003436	REASON DANIEL L ETAL	ROXBURY	MA	02119
12	806-	E0160 J	179	BLUE HILL AV			E	00002110	REASON DANIEL L ETAL	ROXBURY	MA	02119
12	807-	04320	183	BLUE HILL AV			R2	00002351	133 BLUE HILL AV	ROXBURY	MA	02119

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MD PARCEL-SUB	BILL EX	HOUSE LOCATION	SEC LOT DIRECTIONS	CLS	AREA	TITLE - STREET	CITY ZIP
13	343-	07990	136 BLUE HILL AV	SE COR FRM	C	00017126 DIXON JESSE OLIN 70 GREENFIELD RD CITY OF BOSTON	MATTAPAN MA 02126
13	342-	E0103	J 138A BLUE HILL AV	138 FRM	E	00006998	DORCHESTER MA 02125
13	341-	29760	140 BLUE HILL AV	140B	R3	00002262 YOUNG ARTHUR ETAL 140 BLUE HILL AV YOUNG ARTHUR ETAL	DORCHESTER MA 02124
13	340-	29750	142A BLUE HILL AV		R3	00002930	DORCHESTER MA 02124
13	339-	07840	144 BLUE HILL AV		R3	00003040 DIGGS BEATRICE M TRST 144 BLUE HILL AVE HERRON CURTIS M ETAL	ROXBURY MA 02119
13	338-	12630	146 BLUE HILL AV		R3	00004347	ROXBURY MA 02119
13	337-	03740	140B BLUE HILL AV	150 FRM	RL	00002217 CADOGAN GERARD 19 ALABAMA CADOGAN GERARD	MATTAPAN MA 02126
13	336-	03730	152B BLUE HILL AV	152	RL	00000215 CADOGAN GERARD 19 ALABAMA CADOGAN GERARD	MATTAPAN MA 02126
13	383-	19760	156 BLUE HILL AV	SECOR	C	00001497	NORTH Weymouth MA 02191
13	382-	19750	150A BLUE HILL AV	162	C	00003040	NORTH Weymouth MA 02191
13	406-	E0121	J 164 BLUE HILL AV	166	E	00001364	ROXBURY MA 02119
13	405-	E0120	J 163 BLUE HILL AV	170	E	00001428	ROXBURY MA 02119
13	414-	22100	174 BLUE HILL AV	178A	C	00022157 PIZZANO SAVERIO 286 COLUMBUS AV TIMSON JOHN H	BOSTON MA 02116
13	413-	27030	180 BLUE HILL AV	182	R3	00002686	ETAL ROXBURY MA 02119
13	412-	27040	184 BLUE HILL AV	186A FRM	CL	00002368	ROXBURY MA 02119

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WD PARCEL-SUB BILL EX HOUSE LOCATION

SEC	LOT	DIRECTIONS	CLS
1	1	1	1
2	2	2	2
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AREA

TITLE - STREET

CITY ZIP

13	17-	E0027 J	BROOK AV		F	00001579	CITY OF BOSTON	DORCHESTER	MA
13	30-	E0032 J	BROOK AV		E	00001900	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	27-	E0030 J	BROOK AV	FRM 108	E	00003000	CITY OF BOSTON BROOK AVE	DORCHESTER	MA
13	56-	E0041 J	BROOK AV	FRM 97-99	E	00003360	CITY OF BOSTON BROOK AVE	DORCHESTER	MA
13	65-	E0324 V	BROOK AV		E	00011210	CITY OF BOSTON TRST	DORCHESTER	MA
13	90-	E0047 J	BROOK AV	MS	E	00014300	581 DUDLEY CITY OF BOSTON	DORCHESTER	MA
13	92-	E0049 J	BROOK AV	FRM 85	E	00002278	BROOK AVE CITY OF BOSTON	DORCHESTER	MA
13	91-	E0048 J	BROOK AV	FRM 83	E	00002776	BROOK AVE CITY OF BOSTON	DORCHESTER	MA
13	96-	E0054 J	BROOK AV		E	00003637	CITY OF BOSTON	DORCHESTER	MA
13	89-	08090	BROOK AV		RL	00001846	EDMAN JACOB E * ADA G BE 32 WEST COTTAGE	DORCHESTER	MA
13	38-	25210	BROOK AV		RL	00000527	SILVIA ADA J 86 BROOK AVE	DORCHESTER	MA
13	97-	E0055 J	BROOK AV	FRM	E	00001985	CITY OF BOSTON 87 BROOK AVE	DORCHESTER	MA
13	37-	E0358 00	BROOK AV		EA	00001435	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	MA
13	47-	06050	BROOK AV		RI	00001880	CORREIA JOSE & EUGENIA BE 89 BROOK AVE	DORCHESTER	MA
13	36-	E0357 00	BROOK AV		EA	00001254	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	MA
13	48-	06060	BROOK AV		RI	00001801	CORREIA NECULAM ETAL 91 BROOK AVE	DORCHESTER	MA
13	35-	E0356 00	BROOK AV		EA	00001249	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	MA
13	49-	E0359 00	BROOK AV	95 M COR	EA	00003528	COTTAGE BROOK ASSOCIATES LPS 93 BROOK AVE	DORCHESTER	MA
13	34-	E0355 00	BROOK AV		EA	00000864	COTTAGE BROOK ASSOCIATES LPS 94 BROOK AVE	DORCHESTER	MA

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13	33-	E0354 00	96	BROOK AV			EA	00001649	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	
13	32-	E0353 00	98	BROOK AV			EA	00001763	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	02125
13	31-	E0352 00	100	BROOK AV			EA	00001750	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	02125
13	57-	25630	101	BROOK AV	103	FRM	RL	00003797	SPURIA LILLIAN	DORCHESTER	02125
13	29-	19170	104	BROOK AV		FRM	RL	00003000	MONTIRO VASCO R	EAST BOSTON	02128
13	28-	E0031 J	106	BROOK AV			E	00003008	CITY OF BOSTON	DORCHESTER	02125
13	58-	04140	107	BROOK AV			RL	00001645	CANNATA ALFONSO	DORCHESTER	02125
13	26-	E0029 J	110	BROOK AV		FRM	E	00003000	CITY OF BOSTON	DORCHESTER	02125
13	25-	E0028 J	112	BROOK AV		FRM	E	00003100	CITY OF BOSTON	DORCHESTER	02125
13	24-	21580	114	BROOK AV			R3	00003100	PERKINS CONSTANCE	DORCHESTER	02125
13	23-	21180	116	BROOK AV			R2	00003800	PANTAZOPOULOS JEAN A ETAL	DORCHESTER	02125
13	59-	07800	121	BROOK AV		FRM	RL	00001050	DICICCO LOUIS * ANNA BE	WEST ROXBURY	02132
13	60-	26180	123	BROOK AV			R3	00003198	STUROIVANT ARTHUR	DORCHESTER	02125
13	22-	E0351 00	124	BROOK AV			EA	00002050	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	02125
13	61-	06630	125	BROOK AV			R2	00003150	CUSSEN ANNE M	DORCHESTER	02125
13	21-	E0350 00	126	BROOK AV			EA	00002000	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	02125
13	62-	07760	127	BROOK AV			R1	00005025	DIAZ CARMEN E	DORCHESTER	02125
13	20-	E0349 00	128	BROOK AV			EA	00002000	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	02125
13	63-	12270	129	BROOK AV			R1	00003231	HARDEN MILFORD L	DORCHESTER	02125
13	19-	E0348 00	130	BROOK AV			EA	00002000	COTTAGE BROOK ASSOCIATES LPS DORCHESTER	MA	02125
13	64-	06500	131	BROOK AV		FRM	RL	00002124	CUCCINELLO JOHN ETAL	DORCHESTER	02125
13	18-	E0346 00	132	BROOK AV			EA	00002050	COTTAGE BROOK ASSOCIATES	DORCHESTER	02125

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ASSESSING DEPT. FISCAL 1987 TAX MAP
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11-SUB BILL FX HOUSE LOCATION

SEC LOT DIRECTIONS CLS

MA TITLE - STREET

CITY

13	409-	E0124	J	BROOKFORD	FRM 10-12	E	00004387	CITY OF BOSTON	DORCHESTER	MA
								BROOKFORD	02125	
13	426-	00890		BROOKFORD		C	00002649	ARRINGTON DON Q	DORCHESTER	MA
								50 WOODBINE	02125	
13	266-	E0088	J	BROOKFORD		E	00005093	CITY OF BOSTON	DORCHESTER	MA
								77 HOWARD AVE	02125	
13	411-	27240	2	BROOKFORD	4	R3	00002596	TORTORA JOHN ETAL	DORCHESTER	MA
								2 BROOKFORD	02125	

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TIME 11:08:57		BILL EX HOUSE		LOCATION		SEC LOT DIRECTIONS		CLS AREA		TITLE - STREET		CITY ZIP	
NO	PARCEL-SUB												
13	427-	27500	3	BROOKFORD		R2	00003010	TUGGLE DORIS T 3 BROOKFORD		DORCHESTER	02125	MA	
13	428-	05900	5	BROOKFORD		R2	00002712	COOK DORIS 5 BROOKFORD		DORCHESTER	02125	MA	
13	429-	E0015 0	7	BROOKFORD		E	00002600	BOSTON REDEVELOPMENT AUTH 7 BROOKFORD		DORCHESTER	02125	MA	
13	410-	E0125 J	8	BROOKFORD	6	E	00004500	CITY OF BOSTON 8 BROOKFORD		DORCHESTER	02125	MA	
13	433-	08730	9	BROOKFORD		R2	00003708	DUNCAN MURIEL D ETAL 9 BROOKFORD		DORCHESTER	02125	MA	
13	434-	E0129 J	11	BROOKFORD	FRM	E	00004046	CITY OF BOSTON 11 BROOKFORD		DORCHESTER	02125	MA	
13	435-	29640	15	BROOKFORD	17	RL	00002482	WRAY WILLIAM E 15 BROOKFORD	ETAL	DORCHESTER	02125	MA	
13	296-	12080	16	BROOKFORD	FRM	RL	00003830	HAMILTON ALICE ETAL 16 BROOKFORD		DORCHESTER	02125	MA	
13	295-	12090	18	BROOKFORD		R3	00003200	HAMILTON ALICE L 18 BROOKFORD		DORCHESTER	02125	MA	
13	294-	00690	20	BROOKFORD		RL	00000316	ANDREWS EDWARD 20 BROOKFORD		DORCHESTER	02125	MA	
13	293-	17350	22	BROOKFORD	FRM	RL	00002168	MARKS HENDERSON SR 51 JUDSON		DORCHESTER	02125	MA	
13	292-	06950	24	BROOKFORD	NM COR FRM	RL	00001998	DARRELL ROMEIRO BROOKFORD		DORCHESTER	02125	MA	
13	415-	21720	25	BROOKFORD	SM COR	R3	00002604	PETERS HYACINTH 25 BROOKFORD		DORCHESTER	02125	MA	
13	287-	E0091 J	26	BROOKFORD	FRM	E	00002010	CITY OF BOSTON 26 BROOKFORD		DORCHESTER	02125	MA	
13	286-	E0090 J	28	BROOKFORD		E	00002430	CITY OF BOSTON 28 BROOKFORD		DORCHESTER	02125	MA	
13	285-	07680	30	BROOKFORD		RL	00002407	DEVAUGHN BOOKER T JR ETAL 30 HALLWELL		MATTAPAN	02126	MA	
13	273-	24030	36	BROOKFORD	NE COR	R2	00001856	ROSARIO MIGUEL 36 BROOKFORD		DORCHESTER	02125	MA	
13	272-	00460	38	BROOKFORD		R2	00002052	AYADO JOSE OLIVIO B 38 BROOKFORD		DORCHESTER	02125	MA	
13	271-	22130	40	BROOKFORD		RL	00000411	PLONTIAN LLOYD F JR 40 BROOKFORD	ETAL	DORCHESTER	02125	MA	
13	486-	00030	41	BROOKFORD	FRM SECOR	RL	00002707	CORLISS JAMES H BROOKFORD		DORCHESTER	02125	MA	
13	270-	29310	42	BROOKFORD		RL	00000800	RYAN RICHARD G 42 BROOKFORD	ETAL	DORCHESTER	02125	MA	
13	487-	29300	43	BROOKFORD		R3	00002757	RYAN RICHARD G 43 BROOKFORD		DORCHESTER	02125	MA	
13	268-	E0089 J	44	BROOKFORD	FRM	E	00003700	CITY OF BOSTON 44 BROOKFORD		DORCHESTER	02125	MA	
13	488-	11190	45	BROOKFORD		R3	00004225	GONZALEZ FELIX N ETAL 45 BROOKFORD		DORCHESTER	02125	MA	
13	267-	25380	46	BROOKFORD		R2	00004600	SMITH WILLIAM 46 BROOKFORD	ETAL	DORCHESTER	02125	MA	
13	489-	27740	47	BROOKFORD	SM COR	RL	00002666	VARGAS WILLIAM 47 BROOKFORD		DORCHESTER	02125	MA	

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CITY ZIP

MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
13	381-	03160			COTTAGE CT	NE			RL	00001620	BROWER WEBSTER P ETAL C/O WEBSTER P BROWER 4 COTTAGE CT		DORCHESTER 02125	MA	
13	351-	26530		2	COTTAGE CT	SS SM COR			RI	00002523	SMINSON GERTRUDE G 2 COTTAGE CT		DORCHESTER 02125	MA	
13	352-	03160		4	COTTAGE CT	NM COR			RI	00001500	BROWER WEBSTER P ETAL 4 COTTAGE CT		DORCHESTER 02125	MA	
13	357-	E0105	J		DALIN PL				E	00001800	CITY OF BOSTON JULIAN		DORCHESTER 02125	MA	
13	362-	E0107	J		DALIN PL	FRM 10			E	00002400	CITY OF BOSTON DALIN PL		DORCHESTER 02125	MA	
13	364-	23830			DALIN PL				RL	00000700	ROBINSON WILBERT ETAL 18 JULIAN		DORCHESTER 02125	MA	
13	358-	15710		7	DALIN PL	5 FRM			RL	00001866	LEE JIM JR 7 DALIN PL		DORCHESTER 02125	MA	
13	363-	E0108	J	8	DALIN PL				E	00002400	CITY OF BOSTON 8 DALIN PL		DORCHESTER 02125	MA	
13	359-	E0106	J	9	DALIN PL				E	00002400	CITY OF BOSTON 9 DALIN PL		DORCHESTER 02125	MA	
13	360-	13660		11	DALIN PL	FRM			RL	00002400	JOHNSON AGNES L 11 DALIN PL		DORCHESTER 02125	MA	
13	361-	24850		14	DALIN PL	16A FRM			RL	00003403	SESSIONS DELACIE 14 DALIN PL		DORCHESTER 02125	MA	
13	349-	10510		15	DALIN PL				R2	00002670	GALVAO CARLOS ETAL 11 GAYLAND		DORCHESTER 02125	MA	

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MD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SFC	LOT	DIRECTIONS	CLS	AREA	TITLE	STREET	CITY	ZIP
13	100-	E0057	J	DEAN				E	00002564	CITY OF BOSTON		DORCHESTER	MA
13	104-	11130		DEAN	LT	N		RL	00002169	GOMES JOAQUIM F 15 BROADWAY		STOUGHTON MA	02125
13	136-	00480		DEAN				R2	00003635	AMADO MARIA 28 JUDSON		DORCHESTER	MA
13	141-	28430		DEAN			FRM 16	RL	00000860	WASHINGTON MARY L TRST DEAN		DORCHESTER	MA
13	120-	20230		DEAN			8 FRM	RL	00005693	MUESTRA COMUNIDAD DEV CORP 391 DUDLEY		ROXBURY	MA
13	40-	E0033	J	DEAN			FRM	E	00004427	CITY OF BOSTON		DORCHESTER	MA
13	120-	20230		DEAN			9	RL	00005693	MUESTRA COMUNIDAD DEV CORP 391 DUDLEY		ROXBURY	MA
13	41-	E0034	J	DEAN			FRM	E	00003722	CITY OF BOSTON		DORCHESTER	MA
13	143-	19210		DEAN				RL	00000800	MORALES FUNDADOR ETAL 10 DEAN		DORCHESTER	MA
13	42-	00700		DEAN				RL	00001356	ANDREWS JOSEPHUS C C/O NINA B HARGRAVES	ETAL LIT COMPTN RI		MA
13	142-	22940		DEAN			14 FRM	RL	00000860	RAMOS GUILLERMO 12 DEAN		DORCHESTER	MA
13	43-	20250		DEAN				RC	00003228	MUNEZ CARMEN D C/O SUSANE VALASAVES		DORCHESTER	MA
13	140-	25030		DEAN			20	RL	00000345	SHELTON LOVIE J ETAL 18 DEAN		DORCHESTER	MA
13	101-	07770		DEAN			23	R4	00002901	DIAZ JOSE 23 DEAN		DORCHESTER	MA
13	139-	E0012	31	DEAN			24 FRM	E	00003246	BOSTON NATURAL AREA FUND INC 73 TREMONT		BOSTON	MA
13	138-	E0011	31	DEAN			FRM	E	00002894	BOSTON NATURAL AREA FUND INC 26 DEAN		DORCHESTER	MA
13	102-	23930		DEAN				R3	00002603	RODRIGUEZ RAFAEL 27 DEAN		DORCHESTER	MA
13	103-	16390		DEAN				R3	00001950	LOPES ARTHUR J 29 DEAN	ETAL DORCHESTER		MA
13	137-	E0010	31	DEAN			36	E	00002466	BOSTON NATURAL AREA FUND INC 73 TREMONT		BOSTON	MA
13	105-	11140		DEAN			NE COR	R3	00002638	GOMES JOAQUIM F C/O JACK GOMES	STOUGHTON MA		MA

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MD PARCEL-SUB BILL EX HOUSE LOCATION

SEC LOT DIRECTIONS CLS AREA TITLE - STREET

CITY ZIP

13	53-	25430	DOMNEY CT	FRM 6	RL	00002490	SHALLEY ALFRED A DOMNEY CT	ETAL DORCHESTER	MA
13	50-	08760	DOMNEY CT	FRM	RL	00001868	DUNLOP ELIZABETH ANN 933 JAMESTOWN AVE CITY OF BOSTON	INDN HB BE FL 32937	MA
13	55-	E0040 J	DOMNEY CT	FRM	E	00001827	2 DOMNEY CT ROBERTS FERN A	DORCHESTER	MA
13	51-	23540	DOMNEY CT	FRM	RL	00002381	3 DOMNEY CT CITY OF BOSTON	DORCHESTER	MA
13	54-	E0039 J	DOMNEY CT	E	E	00002014	4 DOMNEY CT CITY OF BOSTON	DORCHESTER	MA
13	52-	E0038 J	DOMNEY CT	E	E	00002946	5 DOMNEY CT SMITH WILLIAM 46 BROOKFORD	DORCHESTER	MA
13	276-	25590	DROMEY	SES AT END	RL	00002121	CITY OF BOSTON BY FCL	ETAL DORCHESTER	MA
13	274-	E0308 J	DROMEY	FRM 22	E	00001300	DROMEY	DORCHESTER	MA
13	273-	24030	DROMEY	R2	RL	00001856	ROSARIO MIGUEL 36 BROOKFORD	DORCHESTER	MA
13	277-	02120	DROMEY	NE COR	RL	00000040	BIGNEY ARTHUR B DROMEY	DORCHESTER	MA
13	290-	11250	DROMEY	RL	RL	00001711	GOODWIN CHARLOTTE I 16 BROOKSIDE RD	BRAINTREE	MA
13	275-	01960	DROMEY	FRM	RL	00001583	BENNETT JOSEPH M ETAL 47 JUDSON	DORCHESTER	MA
13	291-	11400	DROMEY	R3	R3	00001752	GRAHAM JOHN P 19 DROMEY	DORCHESTER	MA
13	15-	E0025 J	DUDLEY	FRM 569	E	00001506	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	14-	E0024 J	DUDLEY	FRM 567	E	00001513	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	13-	E0023 J	DUDLEY	FRM 565	E	00001710	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	17-	E0027 J	DUDLEY	FRM 573 NMCOR E	E	00001579	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	16-	E0026 J	DUDLEY	FRM 571	E	00001528	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	173-	E0081 F	DUDLEY	M	E	00006145	CITY OF BOSTON DUDLEY	DORCHESTER	MA
13	11-	116170	DUDLEY	559	RC	00005297	LIRIANO JOSE TRSTS 557 DUDLEY	DORCHESTER	MA
13	12-	24330	DUDLEY		C	00006748	RYMAN ANN ETAL 12 PLEASANT	DEDHAM MA	02026

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WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	STREET	CITY	ZIP
13	65-	E0324	V	581 DUDLEY	SES			E	00011210	CITY OF BOSTON TRST	DORCHESTER	02125	MA
13	67-	E0360	00	589 DUDLEY				EA	00002851	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	02125	MA
13	68-	E0361	00	591 DUDLEY				EA	00002474	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	02125	MA
13	69-	E0362	00	593 DUDLEY				EA	00002451	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	02125	MA
13	70-	E0363	00	595 DUDLEY				EA	00002408	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	02125	MA
13	71-	E0364	00	597 DUDLEY	FRM			EA	00001886	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	02125	MA
13	72-	E0365	00	599 DUDLEY	FRM SM COR			EA	00001980	COTTAGE BROOK ASSOCIATES LPS	DORCHESTER	02125	MA
13	172-	E0080	J	603 DUDLEY	FRM			E	00005472	CITY OF BOSTON	DORCHESTER	02125	MA
13	170-	E0078	J	625 DUDLEY	SM COR			E	00006078	CITY OF BOSTON	DORCHESTER	02125	MA

CITY ZIP

13	393-	E0116	J	FAIRBURY	LT	28	E	00001150	CITY OF BOSTON FAIRBURY	DORCHESTER	MA
13	397-	03650		FAIRBURY			RL	00001100	BUTLER CARRIE M 771 DUDLEY	DORCHESTER	MA
13	396-	E0119	J	FAIRBURY			E	00001000	CITY OF BOSTON FAIRBURY	DORCHESTER	MA
13	395-	E0118	J	FAIRBURY			E	00001000	CITY OF BOSTON FAIRBURY	DORCHESTER	MA
13	394-	E0117	J	FAIRBURY			E	00001000	CITY OF BOSTON FAIRBURY	DORCHESTER	MA
13	404-	E0310	J	FAIRBURY			E	00001116	CITY OF BOSTON BY FCL FAIRBURY	DORCHESTER	MA
13	414-	22100		FAIRBURY			C	00022157	PIZZANO SAVERIO 286 COLUMBUS AV ZERO JOSEPH * ANNA BE 460 EAST EIGHTH	BOSTON	MA
13	403-	29910	8	FAIRBURY			RL	00001000	KNIGHT GREGORY	SOUTH BOSTON	MA
13	402-	14850	10	FAIRBURY			R3	00001000	KNIGHT GREGORY	02127	
13	401-	14890	12	FAIRBURY			RL	00001000	KNIGHT GREGORY B S	RANDOLPH MA	02368
13	400-	14880	14	FAIRBURY			RL	00001000	KNIGHT GREGORY B S	RANDOLPH MA	02368
13	399-	14870	16	FAIRBURY			RL	00001000	KNIGHT GREGORY B S	RANDOLPH MA	02368
13	398-	14860	18	FAIRBURY			RL	00001000	KNIGHT GREGORY B S	RANDOLPH MA	02368

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HD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY ZIP
13	170-	E0078	J	FOLSON			E	00006078	CITY OF BOSTON 625 DUDLEY	DORCHESTER 02125 MA
13	171-	E0079	F	FOLSON			E	00067585	CITY OF BOSTON FOLSON	DORCHESTER 02125 MA
13	200-	06010		FOLSON			RL	00002250	CORCORAN THERESA M ETAL C/O MARCHESE 12 HAYMOND CT MACDONALD FREDERICK F 0 FOLSON	QUINCY 02169 MA
13	228-	1 16790		FOLSON		SES	RL	00001360	MACDONALD FREDERICK F 0 FOLSON	DORCHESTER 02125 MA
13	228-	16780		FOLSON			R2	00004800	MACDONALD FREDERICK F 0 FOLSON	DORCHESTER 02125 MA
13	227-	E0004 32		FOLSON			E	00003200	ASSEMBLY OF CHRISTIAN CHURCH 10 FOLSON	DORCHESTER 02125 MA
13	226-	06810		FOLSON			R2	00003627	CHASE IONA I BOX 938 STUMIEL STANLEY F 14 FOLSON	BOSTON 02102 MA
13	225-	26170		FOLSON			R2	00002624	ALAMO CANDIDO M 15 FOLSON	ETAL DORCHESTER 02125 MA
13	144-	00210		FOLSON		N COR	R3	00002509	BULLINER JOHN A 16 FOLSON	DORCHESTER 02125 MA
13	224-	03450		FOLSON			R1	00002624	BEATO EMENEJILDO A 18 FOLSON	ETAL DORCHESTER 02125 MA
13	223-	01750		FOLSON			R1	00002134	ABRAHAM VIRGINIA 11 BANFIELD	DORCHESTER 02125 MA
13	145-	00040		FOLSON			R1	00001479	MARSHBURN FREIDA ETAL 20 FOLSON	MATTAPAN 02126 MA
13	222-	17410		FOLSON			R1	00002629	TAYLOR VIRGINIA ETAL 23 FOLSON	DORCHESTER 02125 MA
13	147-	26730		FOLSON			R2	00007490	HERNANDEZ MAURO ETAL 24 FOLSON	DORCHESTER 02125 MA
13	221-	12600		FOLSON			R1	00003764	CITY OF BOSTON 25 FOLSON	DORCHESTER 02125 MA
13	148-	E0068	J	FOLSON			E	00002540	GRIFFITH ROSETTA 26 FOLSON	DORCHESTER 02125 MA
13	220-	11630		FOLSON		FRM	RL	00004477	CITY OF BOSTON 27 FOLSON	DORCHESTER 02125 MA
13	149-	E0069	J	FOLSON			E	00002438	GRIFFITHS WARREN L ETAL 26 FOLSON	DORCHESTER 02125 MA
13	219-	11640		FOLSON			R1	00002570	CORCORAN PATRICK J 390 MATER	QUINCY 02169 MA
13	218-	05990		FOLSON			R2	00003200	BOWMAN SMERRY A ETAL 32 FOLSON	DORCHESTER 02125 MA
13	217-	02700		FOLSON		FRM	RL	00002800	CITY OF BOSTON 34 FOLSON	DORCHESTER 02125 MA
13	216-	E0085	J	FOLSON			E	00002920	BRESNICK MARTIN J TS 37 FOLSON	DORCHESTER 02125 MA
13	201-	02970		FOLSON			R4	00002700		

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WD PARCEL-SUB BILL EX HOUSE LOCATION

SEC LOT DIRECTIONS CLS AREA TITLE - STREET

CITY ZIP

13	370-	16680	GAYLAND	S GARAGE	RL	00002755	LYNCH JOHN * ROSANNA BE	DORCHESTER	02125	MA
13	372-	24100	GAYLAND	SS GARAGE	C	00003085	21 GAYLAND ROTHAN ELAINE & BETTY JT APT 409	REVERE	02151	MA
13	316-	27010	GAYLAND		RL	00001390	585 REVERE BCH PKMY TILLET TERENCE	DORCHESTER	02125	MA
13	326-	24430	GAYLAND		RL	00002505	84 WEST COTTAGE SALMON ALTON ETAL	DORCHESTER	02125	MA
13	345-	21910	GAYLAND		R3	00009072	15 JUDSON PHOENIX MILFRED	DORCHESTER	02125	MA
13	351-	26530	GAYLAND		R1	00002523	90 WEST COTTAGE SMINSON GERTRUDE G	DORCHESTER	02125	MA
13	346-	28010	GAYLAND		R1	00001928	2 COTTAGE CT VOUTSELAS KATHERINE H	DORCHESTER	02125	MA
13	335-	E0102 J	GAYLAND		E	00002145	5 GAYLAND CITY OF BOSTON	DORCHESTER	02125	MA
13	347-	28090	GAYLAND		R3	00003693	6 GAYLAND MALDRON DAVID C	DORCHESTER	02125	MA
13	334-	29420	GAYLAND		R2	00002980	7 GAYLAND MINGATE EUGENE & ISA BE	DORCHESTER	02125	MA
13	348-	07220	GAYLAND		R2	00003309	8 GAYLAND DEANDRADE VITAL	DORCHESTER	02125	MA
13	333-	21450	GAYLAND		R3	00003200	9 GAYLAND PAYNE EUSTACE D ETAL	DORCHESTER	02125	MA
13	349-	10510	GAYLAND		R2	00002670	10 GAYLAND GALVAO CARLOS ETAL	DORCHESTER	02125	MA
13	332-	01550	GAYLAND		R3	00003200	11 GAYLAND BARRIOS JORGE R	DORCHESTER	02125	MA
13	350-	E0104 J	GAYLAND		E	00001691	12 GAYLAND CITY OF BOSTON	DORCHESTER	02125	MA
13	331-	26520	GAYLAND		R3	00003200	15 GAYLAND SMINSON ALBERT	ETAL DORCHESTER	02125	MA
13	368-	01560	GAYLAND		R3	00001757	16 GAYLAND BARRIOS JORGE R ETAL	DORCHESTER	02125	MA
13	330-	16000	GAYLAND	FRM	RL	00000300	17 GAYLAND LEMIS GRANT * GLADYS BE	DORCHESTER	02125	MA
13	369-	16670	GAYLAND		R2	00001917	20 GAYLAND LYNCH JOHN * ROSANNA BE	DORCHESTER	02125	MA
13							21 GAYLAND			

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MD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE	- STREET	CITY	ZIP
13	329-	05270	24	GAYLAND			R3	00003200	COFIELD ADOLPH	24 GAYLAND	ETAL DORCHESTER	MA 02125
13	371-	11760	27	GAYLAND			R3	00001975	GROSSETT CLEVELAND G	27 GAYLAND	ETAL DORCHESTER	MA 02125
13	328-	26040	28	GAYLAND			R3	00003200	STEPHENSON JEAN M	28 GAYLAND	DORCHESTER	MA 02125
13	371-	1 11750	29	GAYLAND			R3	00001865	GROSSETT CLEVELAND G	27 GAYLAND	DORCHESTER	MA 02124
13	371-	2 17430	31	GAYLAND			R3	00002100	MARTIN CHARLES L	31 GAYLAND	ETAL DORCHESTER	MA 02125
13	327-	25180	36	GAYLAND			R2	00002553	SILVA JOAQUIM B	36 GAYLAND	ETAL DORCHESTER	MA 02125

13	92-	E0049	J	GOULDVILLE TE			E	00002278	CITY OF BOSTON	BROOK AVE	DORCHESTER	MA 02125
13	95-	1 E0053	J	GOULDVILLE TE		FRM 3	E	00001685	CITY OF BOSTON	GOULDVILLE TERR	DORCHESTER	MA 02125
13	94-	E0051	J	GOULDVILLE TE		FRM 7	E	00002593	CITY OF BOSTON	GOULDVILLE TERR	DORCHESTER	MA 02125
13	96-	E0054	J	1 GOULDVILLE TE			E	00003637	CITY OF BOSTON	1 GOULDVILLE TERR	DORCHESTER	MA 02125
13	93-	E0050	J	2 GOULDVILLE TE			E	00002386	CITY OF BOSTON	2 GOULDVILLE TERR	DORCHESTER	MA 02125
13	95-	E0052	J	5 GOULDVILLE TE			E	00001657	CITY OF BOSTON	5 GOULDVILLE TERR	DORCHESTER	MA 02125

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CITY ZIP

MD PARCEL-SUB	BILL EX HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	83-	E0044 J		FRM 42	E	00003464	CITY OF BOSTON HARLOW	DORCHESTER	MA 02125
13	82-	E0043 J		SM	E	00005055	CITY OF BOSTON HARLOW	DORCHESTER	MA 02125
13	80-	E0374 31		NW COR	E	00012342	DENISON HOUSE MASS CORP HARLOW	DORCHESTER	MA 02125
13	85-	E0045 J		FRM 36-38 MCR	E	00004141	CITY OF BOSTON HARLOW	DORCHESTER	MA 02125
13	163-	25810			R2	00003391	SPRINGER SIMEON ETAL 32 HOWARD AVE	DORCHESTER	MA 02125
13	168-	E0077 J		FRM 8	E	00003333	CITY OF BOSTON HARLOW	DORCHES.	MA 02125
13	144-	00210	1		R3	00002509	ALAMO CANDIDO M 15 FOLSON	DORCHESTER	MA 02125
13	169-	04470	6		R3	00002679	CARRASQUILLO HERENIA V 6 HARLOW	DORCHESTER	MA 02125
13	167-	16190	10		RL	00004123	LIRIANO SIFORIANO 10 HARLOW	DORCHESTER	MA 02125
13	166-	16180	12		R3	00004333	LIRIANO SIFORIANO P ETAL 12 HARLOW	DORCHESTER	MA 02125
13	165-	06480	14		R3	00004333	CRUZ JULIO CESAR ETAL 14 HARLOW	DORCHESTER	MA 02125

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WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE -	STREET	CITY	ZIP
13	164-	02860	18	HARLOW			R3	00005206	BRANCH HOLSON 18 HARLOW		DORCHESTER	02125 MA
13	84-	07570	40	HARLOW			R3	00003489	DEPINA FRANCISCO 40 HARLOW		DORCHESTER	02125 MA
13	81-	E0042 V	43	HARLOW		NES	E	00016748	CITY OF BOSTON 43 HARLOW		DORCHESTER	02125 MA
13	515-	12250		HARTFORD		FRM 51	RL	00003485	HARDWOOD JAMES HARTFORD	ETAL	DORCHESTER	02125 MA
13	540-	22240		HARTFORD	LT 22	LT 22	RL	00001509	POPLEMELL CYNTHIA V ETAL 8 HOWARD AV		DORCHESTER	02125 MA
13	540-	22240		HARTFORD	LT 21	SM PT	RL	00001509	POPLEMELL CYNTHIA V ETAL 8 HOWARD AV		DORCHESTER	02125 MA
13	530-	07350	1	HARTFORD			R3	00004720	DELIMA DAMUS ETAL 1 HARTFORD		DORCHESTER	02125 MA
13	963-	E0240 J	1	HARTFORD		SS FRM	E	00005000	CITY OF BOSTON 1 HARTFORD		DORCHESTER	02125 MA
13	188-	15340	2	HARTFORD			R2	00003915	LANDRUM FRANCIS ETAL 2 HARTFORD		DORCHESTER	02125 MA
13	537-	27670	3	HARTFORD			R2	00005000	VAILLANCOURT RICHARD ETAL 3 HARTFORD		DORCHESTER	02125 MA
13	187-	07080	4	HARTFORD			R1	00004207	DAVIS LAWRENCE ETAL 4 HARTFORD		DORCHESTER	02125 MA
13	538-	29350	5	HARTFORD			R2	00004944	MILSON ADOLPHUS ETAL 5 HARTFORD		DORCHESTER	02125 MA
13	185-	E0082 J	6	HARTFORD		NMS	E	00011653	CITY OF BOSTON 6 HARTFORD		DORCHESTER	02125 MA
13	177-	27910	8	HARTFORD		S E COR	R2	00005950	VILLANEVA FRANCISCO 8 HARTFORD		DORCHESTER	02125 MA
13	539-	29340	9	HARTFORD			R2	00004945	MILSON ADOLPHUS 9 HARTFORD		DORCHESTER	02125 MA
13	176-	10990	10	HARTFORD			R2	00007463	GILMORE CHARLIE 10 HARTFORD		DORCHESTER	02125 MA
13	541-	00200	11	HARTFORD			R2	00006263	AKBAR RAFIG ETAL 11 HARTFORD		DORCHESTER	02125 MA
13	175-	00630	12	HARTFORD			R2	00007813	ANDERSON LEON 14 BANFIELD AV	ETAL	MATTAPAN	02126 MA
13	542-	25700	13	HARTFORD			R2	00005213	SOTO ELIUD 13 HARTFORD		DORCHESTER	02125 MA
13	174-	21850	14	HARTFORD		N COR	R2	00004881	PHILLIPS ERNEST		DORCHESTER	02125 MA
13	543-	1 17520	15	HARTFORD			RL	00001029	MATA PATRACIO 15 HARTFORD		DORCHESTER	02125 MA
13	544-	12670	17	HARTFORD			R2	00005050	HEYWARD MARTIN M 17 HARTFORD	ETAL	DORCHESTER	02125 MA
13	545-	29550	19	HARTFORD			R2	00005025	WOODARD THOMAS ETAL 19 HARTFORD		DORCHESTER	02125 MA
13	546-	00970	21	HARTFORD			R2	00005197	ATKINSON MILDRED 21 HARTFORD		DORCHESTER	02125 MA

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MD PARCEL-SUB BILL EX HOUSE LOCATION

SEC LOT DIRECTIONS CLS AREA TITLE - STREET

CITY ZIP

MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
✓13	121-	E0066	J		HOWARD AV			FRM 57	E	00003846	CITY OF BOSTON			DORCHESTER	MA
											HOWARD AVE				02125
✓13	188-	15340			HOWARD AV			R2	00003915		LANDRUM FRANCIS ETAL			DORCHESTER	MA
											2 HARTFORD				02125

MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
13	73-	21020			HOWARD AV			FRM	CL	00002500	137 HOWARD AVE PAGAN GIRLSEA			DORCHESTER	MA
											3 HOWARD AVE				02125
13	74-	E0002 11			HOWARD AV			NCOR	E	00005063	ASSEMBLY OF CHRISTIAN CH INC			DORCHESTER	MA
											5 HOWARD AVE				02125
13	79-	1 E0003 11			HOWARD AV			M COR SMS	E	00002549	ASSEMBLY OF CHRISTIAN CHURCH			DORCHESTER	MA
											9 HOWARD AVE				02125
13	79-	00950			HOWARD AV			R3	00002549		ASSEMBLY OF CHRISTIAN CHURCH			DORCHESTER	MA
											5 HOWARD AVE				02125
13	86-	16700			HOWARD AV			33 FRM	RL	00003375	LYNCH MARY E			DORCHESTER	MA
											31 HOWARD AVE				02125
13	163-	25810			HOWARD AV			S COR	R2	00003391	SPRINGER SIMEON ETAL			DORCHESTER	MA
											32 HOWARD AVE				02125
13	162-	E0076 J			HOWARD AV			FRM	E	00003411	CITY OF BOSTON			DORCHESTER	MA
											34 HOWARD AVE				02125
13	87-	E0046 J			HOWARD AV				E	00003870	CITY OF BOSTON			DORCHESTER	MA
											35 HOWARD AVE				02125
13	161-	13770			HOWARD AV			FRM	R3	00004000	JONES JAMES J & EMMA BE			DORCHESTER	MA
											38 HOWARD AVE				02125
13	160-	23390			HOWARD AV			FRM	RL	00003160	RIDINGER CECIL R TRST			DORCHESTER	MA
											142 HOWARD AVE				02125
13	88-	09040			HOWARD AV			FRM	RL	00003712	ELLIOTT ALBERT F			DORCHESTER	MA
											45 HOWARD AVE				02125
13	39-	25410			HOWARD AV			RI	00003656		SMALL WILLIAM			DORCHESTER	MA
											47 HOWARD AVE				02125
13	120-	20230			HOWARD AV			RL	00005693		MUESTRA COMUNIDAD DEV CORP			ROXBURY	MA
											391 DUDLEY				02119
13	191-	21330			HOWARD AV			RL	00003340		PASCAL RICHARD			DORCHESTER	MA
											58 HOWARD AV				02125
13	192-	E0083 J			HOWARD AV			REAR	E	00007364	CITY OF BOSTON			DORCHESTER	MA
											58A HOWARD AVE				02125
13	122-	09140			HOWARD AV			FRM	RL	00002858	ESKEM ARTHUR M			DORCHESTER	MA
											59 HOWARD AVE				02125

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MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
13	123-	29180		61	HOMARD AV	RL			00002751		MILLIAMS JAMES H ETAL 61 HOMARD AVE			DORCHESTER	MA 02125
13	190-	21320		62	HOMARD AV	R2			00004817		PASCAL RICHARD 62 HOMARD AVE			DORCHESTER	MA 02125
13	124-	29170		63	HOMARD AV	R3			00001685		MILLIAMS JAMES H 63 HOMARD AVE			ETAL DORCHESTER	MA 02125
13	189-	08300		64	HOMARD AV	R2			00004876		DORCENA ANDRE E ETAL 64 HOMARD AVE			DORCHESTER	MA 02125
13	264-	E0087 J		73	HOMARD AV	E			00004592		CITY OF BOSTON JULIAN			DORCHESTER	MA 02125
13	265-	11040		75	HOMARD AV	R3			00004383		GLADMAN WILLIAM 75 HOMARD AVE			ETAL DORCHESTER	MA 02125
13	266-	E0088 J		77	HOMARD AV	E		FRM JCT	00005093		CITY OF BOSTON 77 HOMARD AVE			DORCHESTER	MA 02125
13	79- 1	E0003 11			HOMARD PL	E			00002549		ASSEMBLY OF CHRISTIAN CHURCH 9 HOMARD AVE			DORCHESTER	MA 02125
13	79-	00950			HOMARD PL	R3			00002549		ASSEMBLY OF CHRISTIAN CHURCH 5 HOMARD AVE			DORCHESTER	MA 02125
13	75-	19930		1	HOMARD PL	R3			00002975		NAMICHNIK JOSEPH ETAL 1 HOMARD PL			DORCHESTER	MA 02125
13	78-	20850		2	HOMARD PL	R2			00002392		ORTIZ IVAN 2 HOMARD PL			DORCHESTER	MA 02125
13	76-	25850		5	HOMARD PL	RL			00001089		ST JOHN RALPH 5 HOMARD PLACE			DORCHESTER	MA 02125
13	77-	07450		6	HOMARD PL	R2			00002513		DEPALMA ELEANOR M 6 HOMARD PL			DORCHESTER	MA 02125

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MD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE	STREET	CITY	ZIP
13	373-	E0109	J	JUDSON	MS		E	00002787	CITY OF BOSTON JUDSON		DORCHESTER	MA
13	372-	24100		JUDSON			C	00003085	ROTHAN ELAINE & BETTY JT APT 409		REVERE	MA
13	375-	E0111	J	JUDSON	MS	NW COR	E	00002750	585 REVERE BCH PKWY CITY OF BOSTON		DORCHESTER	MA
13	374-	E0110	J	JUDSON	MS		E	00003000	CITY OF BOSTON		DORCHESTER	MA
13	105-	11140		JUDSON			R3	00002638	GOMES JOAQUIM F C/O JACK GOMES BOX 713		STOUGHTON MA	02072
13	109-	E0306	J	JUDSON	FRM 12		E	000033265	CITY OF BOSTON BY FCL JUDSON		DORCHESTER	MA
13	108-	E0058	J	JUDSON	FRM 14-16		E	00002994	CITY OF BOSTON		DORCHESTER	MA
13	106-	12560		JUDSON	FRM 24		RL	00004913	HENRIQUEZ JULIO R ETAL 20 JUDSON		DORCHESTER	MA
13	111-	E0060	J	JUDSON	SE COR		E	000033249	CITY OF BOSTON		DORCHESTER	MA
13	110-	E0059	J	JUDSON	FRM 10		E	000033266	CITY OF BOSTON		DORCHESTER	MA
13	135-	E0009 31		JUDSON	ES		E	00004725	BOSTON NATURAL AREA FUND INC JUDSON		DORCHESTER	MA
13	277-	02120		JUDSON			RL	00000040	BIGNEY ARTHUR B DROMEY		DORCHESTER	MA
13	278-	06460		JUDSON			R2	00005723	CRUZ BLAS 45 JULIAN		DORCHESTER	MA
13	288-	E0092 J		JUDSON			E	00001804	CITY OF BOSTON		DORCHESTER	MA
13	289-	E0093 J		JUDSON			E	00002011	CITY OF BOSTON		DORCHESTER	MA
13	324-	E0005 11		JUDSON	SM COR		E	00009339	BETHANY BAPTIST CHURCH JUDSON		DORCHESTER	MA
13	325-	14220	11	JUDSON			R2	00002471	KEANEY JAMES 11 JUDSON		DORCHESTER	MA
13	326-	24430	15	JUDSON	NM COR NS		RL	00002505	SALMON ALTON ETAL 15 JUDSON		DORCHESTER	MA
13	107-	12550	20	JUDSON			R3	00002784	HENRIQUEZ J RICARDO ETAL 20 JUDSON		DORCHESTER	MA
13	136-	00480	28	JUDSON	N W COR		R2	00003635	AMADO MARIA 28 JUDSON		DORCHESTER	MA
13	310-	15600	41A	JUDSON			RL	00002637	LEAVITT JOHN 41A JUDSON		DORCHESTER	MA
13	311-	17450	43	JUDSON			R3	00001575	MARTINEZ GRISEL TS 43 JUDSON		DORCHESTER	MA
13	312-	17500	45	JUDSON			R3	00001800	MASONE SAVERIO 45 JUDSON	ETAL	DORCHESTER	MA
13	313-	01950	47	JUDSON			R3	00001583	BENNETT HENRY C 47 JUDSON		DORCHESTER	MA
13	314-	07420	49	JUDSON			R3	00001521	DENNIS YUGI 49 JUDSON		DORCHESTER	MA
13	315-	17340	51	JUDSON			R3	00001933	MARKS HENDERSON * ETHEL 51 JUDSON		DORCHESTER	MA

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MD PARCEL-SUB	BILL EX HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE - STREET	CITY	ZIP
13	357-	E0105 J		FRM 22	NECOR	E	00001800	CITY OF BOSTON JULIAN	DORCHESTER 02125
13	356-	22260		RL			00000554	PORTNOY NATHAN * EVA L BE 61 BEAUMONT	DORCHESTER 02124
13	365-	00080		RL			00002475	ACKERMAN OSCAR JULIAN	DORCHESTER 02125
13	375-	E0111 J		E			00002750	CITY OF BOSTON JUDSON	DORCHESTER 02125
13	386-	E0113 J		E			00002250	CITY OF BOSTON JULIAN	DORCHESTER 02125
13	385-	E0112 J		E			00002250	CITY OF BOSTON JULIAN	DORCHESTER 02125
13	383-	19760		C			00001497	MUSE A T TS 50 SAUNDERS	NORTH MEYMOUTH 02191
13	129-	09730		RL			00000538	FIRENZE MARIE A JULIAN	ETAL DORCHESTER 02125
13	264-	E0087 J		FRM 61		E	00004592	CITY OF BOSTON JULIAN	DORCHESTER 02125
13	306-	E0099 J		FRM 33		E	00004048	CITY OF BOSTON JULIAN	DORCHESTER 02125
13	305-	E0098 J		SS		E	00000908	CITY OF BOSTON JULIAN	DORCHESTER 02125
13	304-	23820		S GARAGE		RL	00002700	ROBINSON PRESCOTT 27 JULIAN	DORCHESTER 02125
13	336-	03730		NE COR		RL	00000215	CADOGAN GERARD 19 ALABAMA	MATTAPAN 02126
13	384-	20720	1	3		RL	00002250	ONEAL CARL F TRST 160 BLUE HILL AVE	ROXBURY 02119
13	367-	03350	6	8 FRM		RL	00002250	BUCCINI CONCZIO 6 JULIAN	DORCHESTER 02125
13	366-	10790	10	12		RL	00002475	GERMAINE RICHARD F 10 JULIAN	DORCHESTER 02125
13	387-	10000	11	FRM		RL	00002250	FLOWERS ANNIE L 11 JULIAN	DORCHESTER 02125
13	388-	E0114 J	13		E		00002250	CITY OF BOSTON 13 JULIAN	DORCHESTER 02125
13	389-	E0115 J	15	15A FRM		E	00002250	CITY OF BOSTON 15 JULIAN	DORCHESTER 02125
13	390-	04450	17	FRM		RL	00002250	CARR DOROTHEA F 17 JULIAN	DORCHESTER 02125
13	364-	23830	18		RL		00000700	ROBINSON MILBERT ETAL 18 JULIAN	DORCHESTER 02125
13	391-	06720	21	SM COR		RL	00001440	DADDABBO KENNETH R JR ETAL 21 JULIAN	DORCHESTER 02125
13	355-	28580	26		RL		00002639	MEBB JAMES 26 JULIAN	DORCHESTER 02125
13	303-	E0097 J	27		E		00002724	CITY OF BOSTON 27 JULIAN	DORCHESTER 02125
13	354-	05200	28		R3		00003000	COBB LINWOOD EARL ETAL 28 JULIAN	DORCHESTER 02125
13	353-	10920	30		R3		00001500	GILES DOROTHY 30 JULIAN	DORCHESTER 02125

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MD PARCEL-SUB	BILL EX HOUSE	LOCATION	SEC LOT DIRECTIONS	CLS	AREA	TITLE - STREET	CITY ZIP
13	360-	03150		RL	00001360	BROWER WEBSTER P ETAL 4 COTTAGE CT	DORCHESTER 02125 MA
13	307-	19460		RL	00002810	MACCIOLLO ROSE ETAL 35 JULIAN	DORCHESTER 02125 MA
13	379-	18910		RL	00003000	MILANES HUBERT P 36 JULIAN	DORCHESTER 02125 MA
13	308-	E0100 J	FRM	E	00002802	CITY OF BOSTON 37 JULIAN	DORCHESTER 02125 MA
13	378-	09360		R3	00002836	FAVRE BEVERLY A 38 JULIAN	DORCHESTER 02125 MA
13	309-	29600	SM COR	R2	00003300	WOOTEN ALBERT & LUCY 39 JULIAN	ETAL DORCHESTER 02125 MA
13	377-	23790		R3	00002246	ROBINSON JOSEPH E 40 JULIAN	DORCHESTER 02125 MA
13	376-	1 14970		R3	00002350	KOPLON MARTIN ETAL 120 HENEMWAY	BOSTON 02115 MA
13	376-	14960		R3	00002632	KOPLON MARTIN ETAL 120 HENEMWAY	BOSTON 02115 MA
13	278-	06460	SES	R2	00005723	CRUZ BLAS 45 JULIAN	DORCHESTER 02125 MA
13	279-	12240		R4	00007356	HARDING SHIRLEY A TRSTS 47 JULIAN	DORCHESTER 02125 MA
13	134-	E0008 31	NE COR	E	00004190	BOSTON NATURAL AREA FUND INC 73 TREMONT	BOSTON 02109 MA
13	280-	02850		R1	00002906	BRAGOWITZ NARCISSY ETAL 49 JULIAN	DORCHESTER 02125 MA
13	133-	20360		R3	00003438	OCCASIO FRANCISCO ETAL 50 JULIAN	DORCHESTER 02125 MA
13	281-	02460		R2	00002810	BOOKER MILLI M & MILDRED BE 51 JULIAN	DORCHESTER 02125 MA
13	282-	00680		RL	00000851	ANDREWS EDWARD 53 JULIAN	DORCHESTER 02125 MA
13	132-	00900		R2	00003438	ARRINGTON ROBERT B 50 MOODLINE	ETAL ROXBURY 02119 MA
13	283-	14060	FRM	RL	00001684	KALINOWSKI MARY 135 TOWNSEND	ETAL DORCHESTER 02121 MA
13	131-	12230		R3	00003438	HARDING SHIRLEY A TRSTS 58 JULIAN	DORCHESTER 02125 MA
13	284-	02650		R1	00004584	BOSWELL CLEVELAND 59 JULIAN	ETAL DORCHESTER 02125 MA
13	130-	25040	64	R3	00003438	SHELTON NAPOLEON ETAL 62 JULIAN	DORCHESTER 02125 MA
13	128-	23340		R3	00003438	RICHARDS EUGENE E 56 WEST ELH AV	MOLLASTON 02170 MA
13	127-	22140		R2	00003334	PLUDE MARGUERITE R TRST C/O CARTER ASSOCS	CHARLESTON 02129 MA
13	126-	E0067 J	FRM	E	00003537	BOX 362 CITY OF BOSTON	DORCHESTER 02125 MA
13	125-	06520		R1	00001380	CUDJOE CAESAR D 78 JULIAN	DORCHESTER 02125 MA

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HD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
13	174-	21050		ROBINHOOD	R2	00004961	PHILLIPS ERNEST 14 HARTFORD			DORCHESTER		02125	MA	
13	201-	02970		ROBINHOOD	R4	00002700	BRESNICK MARTIN J TS 37 FOLSOM			DORCHESTER		02125	MA	
13	1044-	E0396 33		ROBINHOOD	E	00005476	LITTLE SISTERS ASSUMPTN ROBINHOOD			DORCHESTER		02125	MA	
13	1045-	E0395 33		ROBINHOOD	E	00006002	LITTLE SISTERS ASSUMPT ROBINHOOD			DORCHESTER		02125	MA	
13	1049-	E0410 11		ROBINHOOD	E	00101583	ROMAN CATH ARCH BOSTON 24 HARTFORD			DORCHESTER		02125	MA	
13	207-	07070		ROBINHOOD	R1	00003888	DAVIS BETTY J 1 ROBINHOOD			DORCHESTER		02125	MA	
13	208-	21540		ROBINHOOD	R1	00003900	PENNY SAMUEL E 3 ROBINHOOD			DORCHESTER		02125	MA	
13	209-	23260		ROBINHOOD	R1	00003906	RENDER ANNIE M ETAL 5 ROBINHOOD			DORCHESTER		02125	MA	
13	210-	19130		ROBINHOOD	R1	00003916	MONROIG ANGEL 7 ROBINHOOD			DORCHESTER		02125	MA	
13	211-	03530		ROBINHOOD	R2	00003934	BURGOS ROSALINA ETAL 9 ROBINHOOD			DORCHESTER		02125	MA	
13	212-	24130		ROBINHOOD	R1	00003953	ROXBURY MULTI SERVICE CTR 510 MALNUT			PHIL PA		19106	MA	
13	213-	01200		ROBINHOOD	R1	00003958	BAKER THOMASINA ETAL 13 ROBINHOOD			DORCHESTER		02125	MA	
13	214-	13790		ROBINHOOD	R2	00003993	JONES ROBERT LOUIS ETAL 15 ROBINHOOD			DORCHESTER		02125	MA	

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WD	PARCEL-SUB	BILL EX	HOUSE	LOCATION	SEC LOT	DIRECTIONS	CLS	AREA	TITLE -	STREET	CITY	ZIP
13	215-	02710	17	ROBINHOOD	N COR	R1	00005121		BORGAN SHERRY ANN	17 ROBINHOOD	ETAL DORCHESTER	MA 02125
13	202-	22000	21	ROBINHOOD	FRM	RL	00003621		PILET SEYMOUR M	21 ROBINHOOD	DORCHESTER	MA 02125
13	203-	16110	23	ROBINHOOD		R1	00006614		LIDDELL JOHN J	23 ROBINHOOD	ETAL DORCHESTER	MA 02125
13	204-	29290	25	ROBINHOOD	FRM	RL	00002918		MILLIAMSON GEORGE M ETAL	25 ROBINHOOD	DORCHESTER	MA 02125
13	205-	10460	27	ROBINHOOD		R2	00006296		MALDON LINDA	27 ROBINHOOD	DORCHESTER	MA 02125
13	206-	29280	29	ROBINHOOD		R1	00004614		MILLIAMSON GEORGE ETAL	29 ROBINHOOD	DORCHESTER	MA 02125
13	46-	E0037	J	VICTOR	FRM 2	E	00002610		CITY OF BOSTON	VICTOR	DORCHESTER	MA 02125
13	45-	E0036	J	VICTOR	FRM 4	E	00002611		CITY OF BOSTON	VICTOR	DORCHESTER	MA 02125
13	99-	E0056	J	VICTOR	FRM 3	E	00002623		CITY OF BOSTON	VICTOR	DORCHESTER	MA 02125
13	100-	E0057	J	VICTOR	FRM 5	E	00002564		CITY OF BOSTON	VICTOR	DORCHESTER	MA 02125

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MD	PARCEL-SUB	BILL	EX	HOUSE	LOCATION	SEC	LOT	DIRECTIONS	CLS	AREA	TITLE	-	STREET	CITY	ZIP
13	98-	29370		1	VICTOR	FRM			RL	00001683	MILSON FRANKLIN B		ETAL DORCHESTER	MA	
											1 VICTOR			02125	
13	44-	E0035	J	6	VICTOR				E	00003010	CITY OF BOSTON		DORCHESTER	MA	
											6 VICTOR				
13	155-	1	28320		WOODMARD PK ST	FRM 19			RL	00003537	MARD JIMMY L		ETAL DORCHESTER	MA	
											WOODMARD PK ST			02125	
13	154-	E0071	J		WOODMARD PK ST	FRM 15			E	00002358	CITY OF BOSTON		DORCHESTER	MA	
											WOODMARD PK ST			02125	
13	197-	E0422	11		WOODMARD PK ST	SM			E	00013475	ROMAN CATH ARCH OF BOS		DORCHESTER	MA	
											WOODMARD PK ST			02125	
13	200-	06010		2	WOODMARD PK ST	SM COR			RL	00002250	CORCORAN THERESA M ETAL		QUINCY	MA	
											C/O MARCHESE			02169	
											12 HAMMOND CT				
13	199-	06000		4	WOODMARD PK ST				RL	00002250	CORCORAN THERESA M		QUINCY	MA	
											C/O MARCHESE			02169	
											12 HAMMOND CT				
13	150-	24500		5	WOODMARD PK ST				R3	00002866	SANTANA ANA		DORCHESTER	MA	
											5 WOODMARD PK ST			02125	
13	198-	24020		6	WOODMARD PK ST				R3	00006020	ROSADO VICTOR J ETAL		DORCHESTER	MA	
											6 WOODMARD PK ST			02125	
13	151-	27800		7	WOODMARD PK ST				R3	00004455	VAZQUEZ ANASTACIA		DORCHESTER	MA	
											7 WOODMARD PK ST			02125	
13	152-	03250		9	WOODMARD PK ST				R3	00004689	BROWN PETER A		ETAL DORCHESTER	MA	
											9 WOODMARD PK ST			02125	
13	153-	E0070	J	11	WOODMARD PK ST	FRM			E	00004081	CITY OF BOSTON		DORCHESTER	MA	
											11 WOODMARD PK ST			02125	
13	196-	19220		14	WOODMARD PK ST				R3	00002587	MORALES FUNDADOR ETAL		DORCHESTER	MA	
											Box 44			02125	
13	195-	27820		16	WOODMARD PK ST	FRM			RL	00002738	VELASQUEZ PABLO ETAL		DORCHESTER	MA	
											16 WOODMARD PK ST			02125	
13	155-	E0072	J	17	WOODMARD PK ST	FRM			E	00002148	CITY OF BOSTON		DORCHESTER	MA	
											17 WOODMARD PK ST			02125	
13	194-	24820		18	WOODMARD PK ST	FRM			RL	00002676	SERRANO GERARDO		DORCHESTER	MA	
											18 WOODMARD PK ST			02125	
13	156-	E0073	J	21	WOODMARD PK ST	FRM 21			E	00002450	CITY OF BOSTON		DORCHESTER	MA	
											21 WOODMARD PK ST			02125	
13	159-	11610		27	WOODMARD PK ST	FRM			RL	00001874	GRIFITH MAUREEN ETAL		DORCHESTER	MA	
											27 WOODMARD PK ST			02125	

LIST OF VACANT PARCELS
DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	FARCEL	ADDRESS	SO FT	OWNER	TAX DUE
08	02850	6X BLUE HILL AVE	3248	FRAZIER, EVAN	0
08	02849	16 BLUE HILL AVE	2956	REDDINGTON JOHN J JR	789
08	02793	27X BLUE HILL AVE	3133	MACKALL JAMES	10650
08	02887	40X BLUE HILL AVE	5392	NASH JOHN	2940
08	02912	58RX BLUE HILL AVE	6800	BROOKS DONALD	0
08	02910	60 BLUE HILL AVE	4179	BAHARCIAN ALICE	0
08	02970	66X BLUE HILL AVE	2284	WILSON, ALICE	0
08	02969	68X BLUE HILL AVE	2548	WILSON ALICE	0
08	02968	70X BLUE HILL AVE	3500	NOVIELLO GUISEFFINA	8310
08	02966	74 BLUE HILL AVE	1580	BEST MADELINE	23920
08	02964	78 BLUE HILL AVE	1580	WOODBINE ASSOC.	0
08	02963	80 BLUE HILL AVE	1580	WOODBINE ASSOC.	0
08	02962	82 BLUE HILL AVE	1580	WOODBINE ASSOC.	4700
13	00337	148B BLUE HILL AVE	5117	CADOGAN, GERARD	4710
13	00412	184 BLUE HILL AVE	2368	TIMSON, JOHN H.	0
08	02911	60RX BLUE HILL AVE	3825		0
08	03132	5X BROOK AVE	2508	SHAHEEN, NICHOLAS	0
08	03144	10 BROOK AVE	4431	MOTHERS OF TODDLERS	0
08	03143	12 BROOK AVE	6300	SCOTT REALTY	0
08	03136	13 BROOK AVE	4834	ALSTON, QUINCY	13647
08	03137	15 BROOK AVE	3585	ALSONT QUINCY E	0
08	03156	40 BROOK AVE	2700	GUINIER, JANE T	11304
08	03186	42 BROOK AVE	3468	TRABUCCO, LAWRENCE	13598
08	03068	47 BROOK AVE	7393	MILLER, JAMES	19463
13	00038	86 BROOK AVE	3755	SILVIA, ADA J.	17961
13	00057	101-103 BROOK AVE	7025	SPURIA, JOSEPH	41361
13	00058	107 BROOK AVE	4873	CANNATA, ALFONSO	43342
13	00059	121 BROOK AVE	4278	DICICCO, LOUIS & ANNA BE	18108
13	00296	16 BROOKFORD ST	3830	HAMILTON, ALICE	0
13	00293	22 BROOKFORD ST	2168	MARKS, HENDERSON SR.	0
13	00292	24 BROOKFORD ST	1998	DAROSA, ROMERO	17918
13	00285	30 BROOKFORD ST	2407	DEVAUGHN, BOOKER T. JR.	56
13	00271	40 BROOKFORD ST	3311	FLOWMAN, LLOYD F. JR.	1337
13	00270	42 BROOKFORD ST	3700	RYAN, RICHARD G.	8900
13	00381	3X COTTAGE CT	1620	BROWER, WEBSTER F.	0
13	00358	5-7 DALIN PL	1866	LEE, JIM JR.	1950
13	00359	9 DALIN PL	2400	CITY OF BOSTON	0
13	00361	14-16A DALIN PL	3403	SESSONS, DELACI	25164
13	00143	10 DEAN ST	3760	MORALES, FUNDADOR	8790
13	00042	11 DEAN ST	4584	ANDREWS, JOSEPHINE C	22765
13	00142	12 DEAN ST	3760	RAMOS, GUILLERMO	16800
13	00141	14X DEAN ST	3760	WASHINGTON, MARY L. TRST	5940
13	00140	18 DEAN ST	3245	SHELTON, LOVIE J. ETAL	2040
13	00139	22 DEAN ST	3246	BOSTON NATURAL AREAS FUND	0

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DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS	SQ FT	OWNER	TAX DUE
13	00138	26 DEAN ST	2894	BOSTON NATURAL AREAS FUND	0
13	00137	30 DEAN ST	2466	BOSTON NATURAL AREAS FUND	0
08	02830	3X DENNIS ST	1217	WHITE, MARGARET	2980
08	02831	5X DENNIS ST	1203	MARKIR, LEONARD	150
08	02832	7X DENNIS ST	1261	MARKIR, LEONARD	150
08	03114	8X DENNIS ST	2324	SCANDONE, LINDA	0
08	02833	9X DENNIS ST	1325	MARKIR, LEONARD	130
08	03113	10 DENNIS ST	2324	SCANDONE, LINDA	0
08	03112	12X DENNIS ST	3050	SCANDONE, LINDA	0
08	03111	14 DENNIS ST	2669	SCANDONE, LINDA	0
08	02899	31-33 DENNIS ST	3693	CITY OF BOSTON	0
08	03082	34 DENNIS ST	4203	COOPER, WILLIAM	29150
08	03081	38 DENNIS ST	2971	MATTHEWS, VERSIE	15150
08	02903	39 DENNIS ST	2890	ANTONIOU, IRENE	20900
08	03083	42 DENNIS ST	3060		0
08	02955	51 DENNIS ST	6660	GLORIOUS CHURCH	3730
13	00051	3 DOWNEY CT	2381	ROBERTS, FERN A.	4000
13	00053	6 DOWNEY CT	2490	SMALLEY, ALFRED A.	4900
13	00290	15X DROMEY ST	1711	GOODWIN, CHARLOTTE I.	10570
13	00276	16X DROMEY ST	2121	SMITH, WILLIAM	3536
13	00275	18 DROMEY ST	1533	BENNETT, JOSEPH M.	0
08	02708	353 DUDLEY ST	2048	BOSTON NATURAL AREAS FUND	0
08	02709	355 DUDLEY ST	2067	CITY OF BOSTON	0
08	02709-002	361 DUDLEY ST	1092	LEE JIM	22260
08	02710	363 DUDLEY ST	2186	LEE JIM	32257
08	02714	365RX DUDLEY ST	4800	LEE JIM	7443
08	02715	367 DUDLEY ST	5965		0
08	02217	368 DUDLEY ST	4147	BERGER STANLEY I	0
08	02216	372 DUDLEY ST	2513	TARPEY BERNARD	36326
08	02215	374 DUDLEY ST	1800	BERGER STANLEY	56
08	02214	376 DUDLEY ST	1526	BUFFORD, GEORGE	24933
08	02213	378 DUDLEY ST	1223	BERGER STANLEY	0
08	02859	441 DUDLEY ST	2125	GARCIA, JOSE	35000
08	02860	443 DUDLEY ST	2125	GARCIA, JOSE	17000
08	00626	444 DUDLEY ST	1847	DAVEY, WILLIAM	0
08	00625	446X DUDLEY ST	1877	DAVEY, WILLIAM TRUST	0
08	02868	453 DUDLEY ST	2160	WILSON BEAUFORD	15000
08	03115	459 DUDLEY ST	3500	SHAFFER, WILLIAM TRUST	21215
08	03116	467 DUDLEY ST	1764	OLIVO, DANIEL	16930
08	03126	479X DUDLEY ST	3200	PECK, MARVIN	46000
08	03129	485 DUDLEY ST	2400	DEJESUS, ALFREDO	7500
08	03130	489 DUDLEY ST	2425	CASSERLY, CHRISTINE	0
08	03131	493 DUDLEY ST	3396		0
08	00256	498 DUDLEY ST	1121	SCOTT REALTY CO INC	0
08	03146-001	503 DUDLEY ST	3267	SMITH SHIRLEY	135

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS	SO FT	OWNER	TAX D
08	03150	519-521	DUDLEY ST	4766 SCOTT REALTY	
08	00202	526	DUDLEY ST	2783 LOEW, ELIAS	1498
08	00201	530	DUDLEY ST	4957 LOEW, ELIAS	2041
08	03167	535	DUDLEY ST	5573 MARTINEZ JULIO ERNESTO	95
08	00199	536A	DUDLEY ST	2617 ROBINSON, CHARLES	2800
08	00156	544	DUDLEY ST	11793 BRUCKER, RHODA	2951
08	00132	554A	DUDLEY ST	13706 DESILVA PAUL	1
13	00065	581	DUDLEY ST	11210 CITY OF BOSTON	1
08	00131	590	DUDLEY ST	2635 TORO, WILFRED	1434
08	00129	594	DUDLEY ST	2615 WEINSTEIN, SAUL TRUST	7481
08	00128	596	DUDLEY ST	2605 WEINSTEIN, SAUL TRUSTS	7401
13	00072	599	DUDLEY ST	1980 COTTAGE BROOK ASSOC. LPS	1
08	00125	602	DUDLEY ST	2576 WEINSTEIN, SAUL	11701
08	00122	610	DUDLEY ST	5294 COTTAGE BROOK ASSOCIATION	1
08	03127	479RX	DUDLEY ST	3200	1
13	00403	8	FAIRBURY ST	1000 ZERO JOSEPH & ANNA BE	1964
13	00401	12	FAIRBURY ST	1000 KNIGHT, GREGORY B.	1
13	00400	14X	FAIRBURY ST	1000 KNIGHT, GREGORY B.	1
13	00399	16X	FAIRBURY ST	1000 KNIGHT, GREGORY B.	1
13	00398	18X	FAIRBURY ST	1100 KNIGHT, GREGORY B.	1
13	00397	20X	FAIRBURY ST	1100 BUTLER, CARRIE M.	1800
13	00402	10	FAIRBURY ST	1000	1
13	00216	34	FOLSOM ST	2920 CITY OF BOSTON	1
13	00330	20	GAYLAND ST	3200 LEWIS, GRANT & GLADYS BE	1850
13	00178	1	HARTFORD TERR	5650 GONZALEZ, JUAN	1098
13	00179	1RX	HARTFORD TERR	6422 LEWIS, WILLIE A JR.	1111
13	00073	3	HOWARD AVE	2500 PAGAN, GIRLSEA	1092
13	00086	33-31	HOWARD AVE	3375 LYNCH, MARY E.	1175
13	00160	42	HOWARD AVE	3160 RIDINGER, CECIL R. TRUST	1041
13	00122	59	HOWARD AVE	2858 ESKEW, ARTHUR M.	1452
13	00123	61	HOWARD AVE	2751 WILLIAM, JAMES H.	1452
13	00076	5	HOWARD PL	4371 ST. JOHN, RALPH	1521
08	02839	16	HUCKINS ST	4759 HAZELTON MARY H	1841
13	00324	5	JUDSON ST	9339 BETHANY BAPTIST CHURCH	341
13	00326	15	JUDSON ST	2505 SALMON, ALTON	1850
13	00106	22X	JUDSON ST	4913 HENRIQUEZ, RICARDO J.	41
13	00135	30X	JUDSON ST	4725 BOSTON NATURAL AREAS FUND	1
13	00310	41A	JUDSON ST	2637 LEAVITT JOHN	2020
13	00336	2X	JULIAN ST	3115 CADOGAN, GERARD	1071

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	FARCEL	ADDRESS	50 FT OWNER	TAX DUE
13	00367	6	JULIAN ST 2250 BUCCINI, CONCEZIO	21370
13	00366	10	JULIAN ST 2475 GERMAINE, RICHARD F.	2500
13	00387	11	JULIAN ST 2250 FLOWERS, ANNIE L.	8950
13	00390	17	JULIAN ST 2250 CARR, DORTHEA F.	14520
13	00364	18	JULIAN ST 3600 DADDABOILBERT	11540
13	00356	24X	JULIAN ST 3454 FORTNOY, NATHAN & EVA L. EE	3170
13	00355	26	JULIAN ST 2689 WEBB, JAMES	730
13	00380	34	JULIAN ST 1380 BROWER, WEBSTER F.	0
13	00307	35	JULIAN ST 2810 MUCCIOLO, ROSE ET AL	19430
13	00379	36	JULIAN ST 3000 MILIARES HERBERT F.	42
13	00134	48	JULIAN ST 4190 BOSTON NATURAL AREAS FUND	0
13	00282	53	JULIAN ST 3751 ANDREWS, EDWARD	19200
13	00283	55	JULIAN ST 4584 KALINOWSKI, MARY	21130
13	00129	66X	JULIAN ST 3438 FIRENZE, MARIE A.	17660
08	02794	2X	LA GRANGE PL 1830 MARGOLIS CALVIN	0
08	02795	4X	LA GRANGE PL 4340 MARGOLIS CALVIN	0
08	02864	2	LEWIS PLACE 2240 FIRES, LOURENCO	0
08	02864	3	LEWIS PLACE 4291 MACDONALD, CATHERINE	6600
08	02865	4	LEWIS PLACE 5320 CITY OF BOSTON	0
08	03122	LOT A	MILLER PK 1239 TURVILLE REALTY INC	3380
08	03123	LOT C	MILLER PK 1232 TURVILLE REALTY INC	3380
08	02907	112	MORELAND ST 2444 WILSON, ALICE	0
08	03079	138X	MORELAND ST 2550 EVERETT, HENRY	15310
08	03164	4X	NORTH AVE 1368 MARTINEZ, JULIO ERNESTO	200
08	03159	14	NORTH AVE 3800 PAULDING, JOSEPH	12760
13	00301	2	RAND PL 3640 SULLIVAN, BARRY K.	1100
13	00202	21	ROBIN HOOD ST 6849 PILET, SEYMOUR M.	31039
08	03110	6	ROLLINS CT 1705 KELLY WILLIAM	0
08	03109	8	ROLLINS CT 1400 KELLY WILLIAM	0
08	03108	10	ROLLINS CT 1400 KELLY WILLIAM	0
08	03107	12	ROLLINS CT 1746 KELLY WILLIAM	0
08	02996	9	STAFFORD 1920	0
08	02960	6R	STAFFORD ST 3900 BRADY, NAPOLEON	720
08	02995	7	STAFFORD ST 1920 BULLOCK RICHARD SR. TRUST	0
08	02958	8	STAFFORD ST 3900 MOORE CECIL	5460
08	02959	10	STAFFORD ST 3900 MOORE CECIL	5850
08	02997	11	STAFFORD ST 1920 ACKERMAN, THOMAS	13200
08	03180	25	W COTTAGE 2850 AROCHO JOSE	0
08	03000	105	W COTTAGE 6121 RUSSO FRANK J	11555
13	00009	14	W COTTAGE ST 5000 MCGOWAN, ROOSEVELT	3170
13	00089	32	W COTTAGE ST 1846 ROBERTS MICHAEL EDMAN	31640
13	00113	44X	W COTTAGE ST 3848 WOODLEY, WILLIAM JR.	20870
13	00316	84	W COTTAGE ST 4290 TILIET, TERENCE	0
08	03176	15	WEST COTTAGE ST 2280 MYERS DONNIE	11160
08	03177	17	WEST COTTAGE ST 2280 MYERS DONNIE	6270

DUDLEY TRIANGLE
PRIVATE LAND OWNERSHIP

WARD	PARCEL	ADDRESS	50 FT OWNER
08	03178	19 WEST COTTAGE ST	2850 AROCHO, JOSE
08	03073	35 WEST COTTAGE ST	5531 EDWARDS, LESSIE
08	003179	21 WEST COTTAGE ST	2850
08	02916	135 WINTHROP ST	5415 CITY OF BOSTON
08	02918	145 WINTHROP ST	2950 HOOD, JOHN
08	02881	146 WINTHROP ST	1476 HIGGINBOTTOM JOHN TRUST
08	02880	148 WINTHROP ST	1208 HUGGINBOTTOM JOHN TRUST
08	02879	150 WINTHROP ST	1223 HIGGINBOTTOM JOHN TRUST
08	02878	152 WINTHROP ST	1235 HIGGINBOTTOM JOHN TRUST
08	02877	154 WINTHROP ST	1246 HIGGINBOTTOM, JOHN TRST
08	02876	156 WINTHROP ST	1060 HIGGINBOTTOM JOHN TRUST
08	03092	182X WINTHROP ST	3678 ANTONIO, JOHN
08	03053	4 WOODVILLE PK	2079 JENKINS TILLMAN
08	03052	6 WOODVILLE PK	1935 GRAY, WILLIAM
08	03049	12X WOODVILLE PK	1659 BATTLE, MARY
08	03029	7 WOODVILLE ST	3500 KENRICK HARRY
08	03011	22 WOODVILLE ST	7792 FORD, NEIL M.
08	02977	31 WOODVILLE ST	2510 COLON, DIONISIO
08	02978	33 WOODVILLE ST	2510 YURRITA JOSEPH
08	02979	37 WOODVILLE ST	5593 YURRITA JOSEPH
08	03007	38 WOODVILLE ST	6605 ADAMS, HELEN
08	02980	41 WOODVILLE ST	4473 JAMB ENTERPRISES
08	03033	6X WOODVILLE TERR	3329 BOTHWELL, PAUL C
13	00200	2 WOODWARD PARK	2250 CORCORAN, THERESA M.
13	00199	4 WOODWARD PARK	2250 CORCORAN THERESA M.
13	00197	12X WOODWARD PARK	13745 ROMAN CATH ARCH OF BOSTON
13	00159	27 WOODWARD PARK	1874 GRIFFITH, MAUREEN
*** Total ***			653924

Collector Treasurer's Office

e No. 1
01/88

DUDLEY STREET NEIGHBORHOOD INITIATIVE VACANT LAND

D PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
STREET BLUE HILL AVE							
00337	1488	BLUE HILL AVE	5117 01	CADOSAN, GERARD	4710 48	MONOMY RD.	5,034.28
02849	16	BLUE HILL AVE	2956	REDDINGTON JOHN J JR	789 77	ADAM ST	1,104.92
02793	27X	BLUE HILL AVE	3133 07	MACKALL JAMES	10650 30	BLUE HILL AVE	11,002.81
02857	40X	BLUE HILL AVE	5392 05	NASH JOHN	2940 BOX 117		1,793.41
02912	58RX	BLUE HILL AVE	6800 07	BROOKS DONALD	0 10	INTERVALE ST	0
02910	60	BLUE HILL AVE	4179 07	BAHARQIAN ALICE	0 64	BLUE HILL AVE	0
02911	60RX	BLUE HILL AVE	3825		0		0
02850	6X	BLUE HILL AVE	3248 05	FRAZIER, EVAN	0 73	CHRISTOPHER ROAD	0
Subtotal **		34650			19089		
STREET BROOK AVE							
03144	10	BROOK AVE	4431	MOTHERS OF TODDLERS	0 88	WALNUT AV	0
00057	101-103	BROOK AVE	7025 02	SPURIA, JOSEPH	41361 95	SLADE ST	42,734.22
00058	107	BROOK AVE	4873 02	CANNATA, ALFONSO	43342 93	MARINA ST.	44,224.88
03143	12	BROOK AVE	6300	SCOTT REALTY	0 99	COLEY RD.	0
00059	121	BROOK AVE	4278 02	DICICCO, LOUIS & ANNA BE	18108 101	PARTRIDGE ST.	18,780.85
03156	40	BROOK AVE	2700 05	GUINIER, JANE T	11304 1030	TREMONT ST	11,803.91
03186	42	BROOK AVE	3468 05	TRABUCCO, LAWRENCE	13598 34	GARAGALO DR	14,126.81
03068	47	BROOK AVE	7393 05	MILLER, BELENA	19463 142	BLACK BROOK DR.	20,276.95
00038	86	BROOK AVE	3755 02	SILVIA, ADA J.	17961 19	OKDALE ST	18,727.49
Subtotal **		44223			165137		
STREET BROOKFORD ST							
00296	16	BROOKFORD ST	3830 01	HAMILTON, ALICE	0 18	BROOKFORD ST.	0
00293	22	BROOKFORD ST	2168 01	MARKS, HENDERSON SR.	0 51	JUDSON ST.	0
00292	24	BROOKFORD ST	1998 01	DAROSA, ROMERO	17918 39	KENBERMA RD	18,457.59
00285	30	BROOKFORD ST	2407 01	DEVAUGHN, BOOKER T. JR.	56 30	HALLOWELL ST.	0
00271	40	BROOKFORD ST	3311 01	PLOWMAN, LLOYD F. JR.	1337 43	EMERSON ST	1,830.62
00270	42	BROOKFORD ST	3700 01	RYAN, RICHARD G.	8900 43	BROOKFORD ST.	11,023.25
Subtotal **		17414			28211		
STREET COTTAGE CT							
00381	3X	COTTAGE CT	1620 01	BROWER, WEBSTER P.	0 4	COTTAGE CT.	0
Subtotal **		1620			0		
STREET DALIN PL							
00361	14-16A	DALIN PL	3403 01	SESSONS, DELACT	25164 125	NASHUA ST	25,863.68
00358	5-7	DALIN PL	1866 01	LEE, JIM JR.	1950 100	HOLLINGSWORTH RD	2,060.64
00359	9	DALIN PL	2400 01	CITY OF BOSTON	0		0
Subtotal **		7669			27114		
STREET DEAN ST							
00143	10	DEAN ST	3760 01	MORALES, FUNDADOR	8790 14	WOODMARK PK.	9,338.47

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08/01/88DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SG. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
13	00142	12 DEAN ST	3760	01	RAMOS, GUILLERMO	16800	??	17,346.58
13	00141	14X DEAN ST	3760	01	WASHINGTON, MARY L. TRST	5940	45 BROOK AV	6,281.98
13	00140	18 DEAN ST	3245	01	SHELTON, LOVRE J. & NAPOLEON	2040	64 JULIAN ST.	2,299.77
13	00139	22 DEAN ST	3246	01	BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
13	00138	26 DEAN ST	2894	01	BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
13	00137	30 DEAN ST	2466	01	BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
** Subtotal **			27715			56335		
** STREET DENNIS ST								
08	03113	10 DENNIS ST	2324	05	SCANDONE, LINDA	0	95 TERRACE AVENUE	0
08	03112	12X DENNIS ST	3050	05	SCANDONE, LINDA	0	95 TERRACE AVENUE	0
08	03111	14 DENNIS ST	2669	05	SCANDONE, LINDA	0	95 TERRACE AVENUE	0
-08	02899	-31-33 DENNIS ST	3693	07	CITY OF BOSTON	0		0
08	03082	34 DENNIS ST	4203	05	SACNDONE, LINDA	29150	95 TERRACE AV	30,119.02
08	03081	38 DENNIS ST	2971	05	MATTHEWS, VERSIE	15150	11 RITCHFIELD STREET	15,743.69
08	02903	39 DENNIS ST	2890	07	IRENE M ANTONIOU	0	280 DOWNEY ST.	21,688.71
08	02830	3X DENNIS ST	1217	05	WHITE, MARGARET	2980	5 CHILCOTT PLACE	3,196.72
8	42	DENNIS ST	3060			0		0
08	02955	51 DENNIS ST	6660	07	GLORIOUS CHURCH	3730	12 STAFFORD ST	3,950.27
08	02831	5X DENNIS ST	1203	05	MARKIR, LEONARD	150	564 N MAIN ST	0
08	02832	7X DENNIS ST	1261	05	MARKIR, LEONARD	150	564 N MAIN ST	0
08	02833	9X DENNIS ST	1325	05	MARKIR, LEONARD	130	564 N MAIN ST.	0
** Subtotal **			36526			51440		
** STREET DOWNEY CT								
13	00051	3 DOWNEY CT	2381	02	ROBERTS, FERN A.	4000	43 COLUMBIA RD.	4,133.03
13	00053	6 DOWNEY CT	2490	02	SNALLEY, ALFRED A.	4900	622 CRESCENT ST	5,070.77
** Subtotal **			4871			8900		
** STREET DROMEY ST								
13	00290	15X DROMEY ST	1711	01	GOODWIN, CHARLOTTE I.	10570	70 ROCKVIEW ST	10,756.37
13	00276	16X DROMEY ST	2121	01	SMITH, WILLIAM	3536	46 BROOKFORD ST.	3,719.07
13	00275	18 DROMEY ST	1533	01	BENNETT, JOSEPH M.	0	47 JUDSON ST.	0
** Subtotal **			5365			14106		
** STREET DUDLEY								
8	02715	367 DUDLEY	5965			0		0
08	02217	368 DUDLEY	4147		BERGER STANLEY I	0	100 ESSEX ST	0
08	03150	519-521 DUDLEY	4766		SCOTT REALTY	0	99 COLBY RD.	0
08	00122	610 DUDLEY	5294		COTTAGE BROOK ASSOCIATION	0	114 STATE ST.	0
** Subtotal **			20172			0		

08	02708	353	DUDLEY ST	2048 07	SULLIVAN JOHN L	0 26: GOLD
08	02709	355	DUDLEY ST	2067 07	CITY OF BOSTON	0

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DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
08	02709-002	361 DUDLEY ST	1092	07	CITY OF BOSTON	0		0
08	02710	363 DUDLEY ST	2186	07	LEE JIM	32257	363 DUDLEY ST.	32,246.21
08	02714	365RX DUDLEY ST	4800	07	LEE JIM	7443	363 DUDLEY ST	7,765.69
08	02216	372 DUDLEY ST	2513	07	TARPEY BERNARD	36326	372 DUDLEY ST.	37,081.08
08	02215	374 DUDLEY ST	1800	07	BERGER STANLEY	56	1244 BOYLSTON ST.	0
08	02214	376 DUDLEY ST	1526	07	CITY OF BOSTON	0		0
08	02213	378 DUDLEY ST	1223	07	BERGER STANLEY	0	1244 BOYLSTON ST.	0
08	02859	441 DUDLEY ST	2125	05	GARCIA, JOSE	35000	441 DUDLEY STREET	35,813.69
08	02860	443 DUDLEY ST	2125	05	GARCIA, JOSE	17000	443 DUDLEY STREET	17,851.32
08	02868	453 DUDLEY ST	2160	05	WILSON BEAUFORD	15000	453 DUDLEY	15,379.97
08	03115	459 DUDLEY ST	3500	05	SHAFFER, WILLIAM TRUST	21215	684 CANTON AVE	22,393.55
8	03127	479RX DUDLEY ST	3200			0		0
08	03126	479X DUDLEY ST	3200	05	PECK, MARVIN	46000	10 FIAFFAX DRIVE	47,465.45
08	03129	485 DUDLEY ST	2400	05	DEJESUS, ALFREDO	7500	15 VIRGINIA STREET	0
08	03130	489 DUDLEY ST	2425	05	CASSERLY, CHRISTINE	0	BOX 682	0
8	03131	493 DUDLEY ST	3396		CASSERLY, CHRISTINE	0	BOX 682	0
08	03146-001	503 DUDLEY ST	3267		SMITH SHIRLEY	135		257.12
08	00202	526 DUDLEY ST	2783	05	LOEW, ELIAS	16930	BEECH AVE	17,515.50
08	00201	530 DUDLEY ST	4957	05	LOEW, ELIAS	20130	BEECH AVE	20,832.27
08	03167	535 DUDLEY ST	5573		MARTINEZ JULIO ERNESTO	958	535 DUDLEY	1,929.26
08	00199	536A DUDLEY ST	2617	05	ROBINSON, CHARLES	25000	536A DUDLEY ST	25,743.68
08	00156	544 DUDLEY ST	11793	05	BRUCKER, RHODA	22500	101 MONMOUTH APT 103	31,840.42
08	00132	554A DUDLEY ST	13706	05	DESILVA PAUL	0	554A DUDLEY ST	0
-13	00065	581 DUDLEY ST	11210	02	CITY OF BOSTON	0		0
08	00131	590 DUDLEY ST	2635	05	TORO, WILFRED	16345	590 DUDLEY ST	17,168.43
08	00129	594 DUDLEY ST	2615	05	WEINSTEIN, SAUL TRUST	7480	96 PLYMOUTH DR	8,137.08
08	00128	596 DUDLEY ST	2605	05	WEINSTEIN, SAUL TRUSTS	7400	96 PLYMOUTH DR	8,047.17
13	00072	599 DUDLEY ST	1980	02	COTTAGE BROOK ASSOC. LPS	0	DUDLEY ST.	0
08	00125	602 DUDLEY ST	2576	05	WEINSTEIN, SAUL	11700	96 PLYMOUTH ST	12,487.76
** Subtotal **			112103			346375		
** STREET FAIRBURY ST								
-13	00402	10 FAIRBURY ST	1000		THIS PARCEL IS NOT VACANT	0		0
13	00401	12 FAIRBURY ST	1000	01	KNIGHT, GREGORY B.	0	BOX 921/5 LORI LANE	0
13	00400	14X FAIRBURY ST	1000	01	KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE	0
13	00399	16X FAIRBURY ST	1000	01	KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE	0
13	00398	18X FAIRBURY ST	1100	01	KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE	0
13	00397	20X FAIRBURY ST	1100	01	BUTLER, CARRIE M.	8800	771 DUDLEY ST.	8,989.03
13	00403	8 FAIRBURY ST	1000	01	ZERO JOSEPH & ANNA BE	19640	1410 COLUMBIA RD	20,266.42
** Subtotal **			7200			28440		
** STREET GAYLAND ST								
13	00330	20 GAYLAND ST	3200	01	LEWIS, GRANT & GLADYS BE	28600	436 PURCHASE ST	29,647.74
** Subtotal **			3200			28600		
** STREET HARTFORD TER								

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DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
13	00179	1RX HARTFORD TERR	6422	02	LEWIS, WILLIE A JR.	5111 12	HAVELOCK ST or 10 HARTFORD	
** Subtotal **			12072			10406		5,323.31
** STREET HOWARD AVE								
13	00073	3 HOWARD AVE	2500	02	PAGAN, GIRLSEA	20927	33 MAUGUS HILL RD	27,926.56
13	00086	33-31 HOWARD AVE	3375	02	LYNCH, MARY E.	447		43,956.84
13	00160	42 HOWARD AVE	3160	02	RIDINGER, CECIL R. TRUST	3000	142 HOWARD AVE.	3,207.01
13	00122	59 HOWARD AVE	2858	01	ESKEW, ARTHUR M.	16528	8 WYOMING ST. AVE	17,141.99
13	00123	61 HOWARD AVE	2751	01	WILLIAM, JAMES H.	16520	63 HOWARD AVE.	0
** Subtotal **			16664			57422		
** STREET HUCKINS ST								
08	02839	16 HUCKINS ST	4759	05	HAZELTON MARY H	8840	???	9,229.90
** Subtotal **			4759			8840		
** STREET JUDSON ST								
13	00326	15 JUDSON ST	2505	01	SALMON, ALTON AND DOREEN	15600	12 CHESTERTON ST	16,206.98
13	00106	22X JUDSON ST	4913	01	HENRIQUEZ, RICARDO J.	40	20 JUDSON ST.	0
13	00135	30X JUDSON ST	4725		BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
13	00310	41A JUDSON ST	2637		LEAVITT JOHN	20202	28 SHAPLEY ST	20,917.46
13	00324	5 JUDSON ST	9339	01	BETHANY BAPTIST CHURCH	340		354.29
** Subtotal **			24119			36182		
** STREET JULIAN								
13	00365	14X JULIAN	2475	01	ACKERMAN, OSCAR	25000		25,304.54
** Subtotal **			2475			25000		
** STREET JULIAN ST								
13	00366	10 JULIAN ST	2475	01	DADABBO, KENNETH	2500	BOX 603 or 21 RAND ST.	0
13	00387	11 JULIAN ST	2250	01	FLOWERS, ANNIE L.	8950	8 NOB HILL RD	9,292.00
13	00390	17 JULIAN ST	2250	01	CARR, DORTHEA F.	14520	37A HEFFERNAN ST	15,041.50
13	00364	18 JULIAN ST	3600	01	DADABBO, KENNETH	11540	PO BOX 603 or 21 RAND ST.	11,276.64
13	00356	24X JULIAN ST	3454	01	PORTNOY, NATHAN & EVA L. BE	3170	61 BEAUMONT ST.	4,558.41
13	00355	26 JULIAN ST	2689	01	WEBB, JAMES	730	44 JULIAN ST.	793.34
13	00336	2X JULIAN ST	3115	01	CADOGAN, GERARD	3070	48 MONOMY RD	3,320.37
13	00380	34 JULIAN ST	1380	01	BROWER, WEBSTER P.	0	4 COTTAGE CT.	0
13	00307	35 JULIAN ST	2810	01	MUCCIOLLO, ROSE ET AL	19430	236 HARRIS RD.	20,004.38
13	00379	36 JULIAN ST	3000	01	MILLIARES HERBERT P.	42	38 JULIAN ST.	189.70
13	00134	48 JULIAN ST	4190		BOSTON NATURAL AREAS FUND	0	25 WEST ST	0
13	00282	53 JULIAN ST	3751	01	ANDREWS, EDWARD	19200		19,928.67
13	00283	55 JULIAN ST	4584	01	KALINOWSKI, MARY	21130	16 WOOD LN	21,869.10
13	00367	6 JULIAN ST	2250	01	BUCCINI, CONCEZIO (DECEASED)	21370	558 E 5TH ST.	21,997.68

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DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
** Subtotal **								
			45236			143312		
** STREET LA GRANGE PL								
08	02794	2X LA GRANGE PL	1830	07	MARGOLIS CALVIN	0	175 CLIFF RD	0
08	02795	4X LA GRANGE PL	4340	07	MARGOLIS CALVIN	0	175 CLIFF RD.	0
** Subtotal **								
			6170			0		
** STREET LEWIS PLACE								
08	02864	3 LEWIS PLACE	4291	05	MACDONALD, CATHERINE	6600	9 REVERE ST	8,120.68
08	02865	4 LEWIS PLACE	5320	05	CITY OF BOSTON	0		0
** Subtotal **								
			9611			6600		
** STREET MILLER PK								
08	03122	LOT A MILLER PK	1239		TURVILLE REALTY INC	3380	73 HUMBOLDT	3,600.94
08	03123	LOT C MILLER PK	1232		TURVILLE REALTY INC	3380	73 HUMBOLDT	3,600.94
** Subtotal **								
			2471			6760		
** STREET MORELAND ST								
08	02907	112 MORELAND ST	2444	07	WILSON, ALICE	0	64 BLUE HILL AVE	0
08	03079	138X MORELAND ST	2550	05	EVERETT, HENRY (DECEASED)	15310		15,684.17
** Subtotal **								
			4994			15310		
** STREET NORTH AVE								
08	03159	14 NORTH AVE	3800	05	PAULDING, JOSEPH & DIANE	13760	431 RIVER ST	14,347.70
08	03164	4X NORTH AVE	1368	05	MARTINEZ, JULIO ERNESTO	200	535 DUDLEY ST	411.02
** Subtotal **								
			5168			13960		
** STREET RAND PL								
13	00301	2 RAND PL	3640	01	SULLIVAN, BARRY K.	1100	PO BOX 603	0
** Subtotal **								
			3640			1100		
** STREET ROBIN HOOD ST								
13	00202	21 ROBIN HOOD ST	6849	02	PILET, SEYMOUR M.	31039	??	31,756.78
** Subtotal **								
			6849			31039		
** STREET ROLLINS CT								
08	03107	12 ROLLINS CT	1746		KELLY WILLIAM	0	18 THIRD AVE	0
08	03110	6 ROLLINS CT	1705		KELLY WILLIAM	0	18 THIRD AVE	0
08	03109	8 ROLLINS CT	1400		KELLY WILLIAM	0	18 THIRD AVE	0
** Subtotal **								
			4851			0		

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
** STREET STAFFORD ST								
08	02959	10 STAFFORD ST	3900	07	EVERETT, ELLA	5850	682 BLUE HILL AV	6,209.02
08	02958	10 STAFFORD ST	3900	07	EVERETT ELLA	5460	682 BLUE HILL AV	5,808.15
08	02997	11 STAFFORD ST	1920	07	ACKERMAN, THOMAS	13200	21 CRESTWOOD PARK	13,568.73
08	02960	6R STAFFORD ST	3900	07	BRADY, NAPOLEON	720	BOX 737 or 6 STAFFORD ST	738.78
08	02995	7 STAFFORD ST	1920	07	BULLOCK RICHARD SR. TRUST	0	2 GLENARM	0
08	02996	9 STAFFORD ST	1920	07	ACKERMAN, THOMAS	14230	21 CRESTWOOD PARK	14,618.57
** Subtotal **			17460			39460		
** STREET W COTTAGE ST								
13	00009	14 W COTTAGE ST	5000	02	MCGOWAN, ROOSEVELT	3170	116 or 166 WOODROW AV	3,474.30
13	00089	32 W COTTAGE ST	1846	01	ROBERTS MICHAEL EDMAN	31640	3 HERRICK DR.	32,538.85
13	00113	44X W COTTAGE ST	3848	01	WOODLEY, WILLIAM JR.	20870	91 or 101 HAMMOND ST	21,595.09
13	00316	84 W COTTAGE ST	4290	01	TILLET, TERENCE	0	???	0
** Subtotal **			14984			55680		
** STREET WEST COTTAGE ST								
08	03176	15 WEST COTTAGE ST	2280	05	MYERS DONNIE	11160	PO BOX 1612	10,439.04
08	03177	17 WEST COTTAGE ST	2280	05	MYERS DONNIE	6270	PO BOX 1612	5,310.64
08	03178	19 WEST COTTAGE ST	2850	05	AROCHO, JOSE	0	25 WEST COTTAGE ST	0
08	03179	21 WEST COTTAGE ST	2850	05	AROCHO JOSE	0	25 W COTTAGE	0
08	03180	23 WEST COTTAGE ST	2850	05	AROCHO JOSE	0	25 W COTTAGE	0
08	03073	35 WEST COTTAGE ST	5531	05	EDWARDS, LESLIE	0	47 WEST COTTAGE ST	0
** Subtotal **			18641			17430		
** STREET WINTHROP ST								
08	02918	145 WINTHROP ST	2950	07	CITY OF BOSTON	0		0
08	02881	146 WINTHROP ST	1476	05	HIGGINSBOTTOM JOHN TRUST	15100	44 LINWOOD RD	15,523.00
08	02880	148 WINTHROP ST	1208	05	HIGGINSBOTTOM JOHN TRUST	14420	44 LINWOOD	14,816.23
08	02879	150 WINTHROP ST	1223	07	HIGGINSBOTTOM JOHN TRUST	15930	44 LINWOOD	16,373.72
08	02878	152 WINTHROP ST	1235	05	HIGGINSBOTTOM JOHN TRUST	14420	44 LINWOOD	14,822.35
08	02877	154 WINTHROP ST	1246	05	HIGGINSBOTTOM, JOHN TRST	14160	44 LINWOOD	14,559.85
08	02876	156 WINTHROP ST	1060	05	HIGGINSBOTTOM JOHN TRUST	29460	146 WINTHROP ST.	30,298.30
** Subtotal **			10398			103490		
** STREET WOODVILLE PK								
08	03049	12X WOODVILLE PK	1659	05	BATTLE, MURPHY & OLIVE	1940	27 EVELYN ST	2,000.95
08	03053	4 WOODVILLE PK	2079	05	JENKINS TILLMAN	0	50 DENNIS ST	0
08	03052	6 WOODVILLE PK	1935	05	GRAY, WILLIAM	0	52 DENNIS ST.	0
** Subtotal **			5673			1940		
** STREET WOODVILLE ST								
08	03011	22 WOODVILLE ST	7792	07	FORD, NEIL M.	1200	14 GLENARM	1,252.71
08	02977	31 WOODVILLE ST	2510	07	COLON, DIONISIO	15170	7A KENNEY ST	15,929.00
08	02978	33 WOODVILLE ST	2510	07	YURRITA JOSEPH	5800	7A KENNEY STIP LA	0

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08/01/88

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS	TAX TITLE
08	02979	37 WOODVILLE ST	5593	07	YURRITA JOSEPH	0	7A KENNY ST	0
08	03007	38 WOODVILLE ST	6605	07	ADAMS, HELEN	740	5 DOGWOOD RD	912.26
08	02980	41 WOODVILLE ST	4473		JAM8 ENTERPRISES	15213	52 TROUT BROOK RD.	15,927.32
08	03029	7 WOODVILLE ST	3500		KENRICK HARRY	0	9 WOODVILLE ST	0
** Subtotal **			32983			38123		
** STREET WOODVILLE TERR								
08	03033	6X WOODVILLE TERR	3329	05	BOTHWELL, PAUL C	0	4 WOODVILLE TERR	0
** Subtotal **			3329			0		
** STREET WOODWARD PARK								
13	00200	2 WOODWARD PARK	2250	02	CORCORAN, THERESA M.	0	12 HAMMOND CT.	0
13	00159	27 WOODWARD PARK	1874	02	GRIFFITH, MAUREEN & COSWYN	8243	42 BYRON RD.	8,472.02
13	00199	4 WOODWARD PARK	2250	02	CORCORAN THERESA M.	0	12 HAMMOND CT.	0
** Subtotal **			6374			8243		
*** Total ***			579629			1394044		

Inspection Services Department

August 11, 1988

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT.

6 Blue Hill Ave. Wd.8
Committed to Collector 3-15-71 for take down for \$2,800

40 Blue Hill Ave. Wd.8
Committed to Collector 6-10-68 for take down for \$2,174

10 Brook Ave. Wd.8
Committed to Collector 11-24-86 for advertised take down for \$14,475

12 Brook Ave. Wd.8
Committed to Collector 10-5-67 for take down for \$1,087

40 Brook Ave. Wd.8
Committed to Collector 6-15-78 for take down for \$2,900

42 Brook Ave. Wd.8
Committed to Collector 12-8-75 for take down for \$1,800
Committed to Collector 7-7-75 for board up for \$410

47 Brook Ave. Wd.8
Committed to Collector 9-18-78 for take down for \$2,915

86 Brook Ave. Wd.13
Committed to Collector 6-12-79 for take down for \$3,000

101 Brook Ave. Wd.13
Committed to Collector 7-28-77 for emergency take down for \$1,300

103 Brook Ave. Wd.13
Committed to Collector 7-28-77 for emergency take down for \$1,300

107 Brook Ave. Wd.13
Committed to Collector 11-15-71 for take down for \$3,200

16 Brookford St. Wd.13
Committed to Collector 5-15-70 for take down for \$1,673

22 Brookford St. Wd.13
Committed to Collector 5-15-70 for take down for \$1,674

24 Brookford St. Wd.13
Committed to Collector 5-25-77 for emergency take down for \$3,200

40 Brookford St. Wd.13
Committed to Collector 1-12-83 for emergency take down for \$4,700

42 Brookford St. Wd.13
Committed to Collector 1-12-83 for emergency take down for \$4,700

5-7 Dalin Place Wd.13
Committed to Collector 11-3-75 for take down for \$2,000

14-14A Dalin Place Wd.13
Committed to Collector 11-3-75 for take down for \$1,600

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

- 16-16A Dalin Place Wd.13
Committed to Collector 11-3-75 for take down for \$1,600
- 10 Dean St. Wd.13
Committed to Collector 6-15-78 for take down for \$3,600
- 12 & 14 Dean St. Wd.13
Committed to Collector 10-14-76 for emergency take downs for \$2,949
- 18-20 Dean St. Wd.13
Committed to Collector 2-27-69 for take down for \$1,800
- 26-28 Dean St. Wd.13
Committed to Collector 9-15-70 for take down for \$2,374
- 30-32 & 34-36 Dean St. Wd.13
Committed to Collector 4-14-72 for take down for \$4,800
- 10 Dennis St. Wd.13
Committed to Collector 4-3-59 for take down for \$700
- 12 Dennis St. Wd.13
Committed to Collector 4-3-59 for take down for \$700
- 34 & 36 Dennis St. Wd.8
Committed to Collector 7-15-76 for emergency take downs for \$1,400
- 38 Dennis St. Wd.8
Committed to Collector 5-25-77 for take down for \$1,845
- 39-41 Dennis St. Wd.8
Committed to Collector 5-25-77 for take down for \$4,559
- 42 Dennis St. Wd.8
Committed to Collector 6-15-71 for take down for \$3,163
- 51 Dennis St. Wd.8
Committed to Collector 5-25-77 for take down for \$1,404
- 3 Downey Ct. Wd.13
Committed to Collector 1-16-75 for emergency take down for \$1,200
- 6 Downey Ct. Wd.13
Committed to Collector 9-15-70 for take down for \$1,130
- 15 Dromey St. Wd.13
Committed to Collector 11-15-62 for take down for \$975
- 16 Dromey St. Wd.13
Committed to Collector 11-14-61 for take down for \$475
- 18 Dromey St. Wd.13
Committed to Collector 3-8-68 for take down for \$1,380

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

363 Dudley St. Wd.8

Committed to Collector 1-31-78 for take down for \$2,588

365 Dudley St. Wd.8

Committed to Collector 1-31-78 for take down for \$2,588

368 Dudley St. Wd.8

Committed to Collector 6-15-77 for take down for \$3,900

372 Dudley St. Wd.8

Committed to Collector 6-15-77 for take down for \$2,300

Committed to Collector 9-4-75 for board up for \$425

Committed to Collector 2-13-75 for emergency board up for \$485

Committed to Collector 5-5-77 for reboard up for \$136

374 Dudley St. Wd.8

Committed to Collector 6-15-77 for take down for \$2,300

Committed to Collector 9-4-75 for board up for \$425

378-382 Dudley St. Wd.8

Committed to Collector 9-14-73 for take down for \$3,000

441-443 Dudley St. Wd.8

Committed to Collector 7-28-77 for emergency take down for \$5,800

451-453 Dudley St. Wd.8

Committed to Collector 10-16-74 for take down for \$2,500

479 Dudley St. Wd.8

Committed to Collector 12-7-67 for take down for \$1,475

485-487 Dudley St. Wd.8

Committed to Collector 5-14-71 for take down for \$2,350

536A& 536B Dudley St. Wd.8

Committed to Collector 8-29-77 for emergency take down for \$4,500

538-540-542-544-546-550-552 Dudley St. Wd.8

Committed to Collector 8-14-70 for take down for \$7,000

590 Dudley St. Wd.8

Committed to Collector for take down for \$2,000

592-596 Dudley St. Wd.8

Committed to Collector for take down for \$2,000

599 Dudley St. Wd.13

Committed to Collector 11-26-68 for take down for \$1,773

600-602 Dudley St. Wd.8

Committed to Collector 6-15-77 for take down for \$2,000

8 Fairbury St. Wd.13

Committed to Collector 11-30-82 for emergency take down for \$2,000

Committed to Collector 6-1-67 for $\frac{1}{2}$ sidewall repair for \$455

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

- 12 Fairbury St. Wd.13
Committed to Collector 3-16-67 for take down for \$896
Committed to Collector 6-1-67 for $\frac{1}{2}$ sidewall repair for \$310
- 14 Fairbury St. Wd.13
Committed to Collector 11-16-65 for take down for \$897
Committed to Collector 11-16-65 for $\frac{1}{2}$ sidewall repair for \$310
- 16 Fairbury St. Wd.13
Committed to Collector 1-4-67 for take down for \$723
Committed to Collector 11-14-65 for $\frac{1}{2}$ sidewall repair for \$635
- 18 Fairbury St. Wd.13
Committed to Collector 11-16-65 for take down for \$897
Committed to Collector 11-16-65 for $\frac{1}{2}$ sidewall repair for \$345
- 20 Fairbury St. Wd.13
Committed to Collector 11-16-65 for $\frac{1}{2}$ sidewall repair for \$345
Committed to Collector 6-27-69 for take down for \$1,291
- 20 Gayland St. Wd.13
Committed to Collector 4-20-77 for emergency take down for \$4,400
- 3 Howard Ave. Wd.13
Committed to Collector 5-5-77 for emergency take down for \$3,600
- 31-33 Howard Ave. Wd.13
Committed to Collector 7-19-77 for take down for \$3,100
- 59 Howard Ave. Wd.13
Committed to Collector 4-14-76 for take down for \$2,660
- 61 Howard Ave. Wd.13
Committed to Collector 8-29-77 for take down for \$3,275
- 16 Huckins St. Wd.8
Committed to Collector 11-14-74 for take down for \$1,799
- 15 Judson St. Wd.13
Committed to Collector 6-24-83 for advertised take down for \$3,800
- 41 Judson St. Wd.13
Committed to Collector 4-2-81 for take down for \$4,400
- 6-8 Julian St. Wd.13
Committed to Collector 3-3-77 for emergency take down for \$3,400
- 10 Julian St. Wd.13
Committed to Collector 3-5-65 for take down for \$1,845
- 11 Julian St. Wd.13
Committed to Collector 4-20-77 for emergency take down for \$1,900
- 17 Julian St. Wd.13
Committed to Collector 2-28-78 for take down for \$4,000

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

- 18 Julian St. Wd.13
Committed to Collector 6-24-83 for Advertised take down for \$3,075
- 24 Julian St. Wd.13
Committed to Collector 1-29-88 for lot was cleaned for \$1,056
- 26 Julian St. Wd.13
Committed to Collector 8-14-70 for take down for \$1,400
- 34 Julian St. Wd.13
Committed to Collector 4-20-77 for emergency take down for \$1,700
- 35 Julian St. Wd.13
Committed to Collector 11-14-74 for take down for \$2,800
- 36 Julian St. Wd.13
Committed to Collector 10-13-72 for take down for \$2,800
- 48 Julian St. Wd.13
Committed to Collector 4-14-72 for take down for \$2,900
- 53 Julian St. Wd.13
Committed to Collector 8-17-77 for emergency take down for \$2,885
- 55 Julian St. Wd.13
Committed to Collector 8-17-77 for emergency take down for \$2,100
- 2-4 LaGrange Place Wd.8
Committed to Collector 12-6-62 for take down for \$690
- 3 Lewis Place Wd.8
Committed to Collector 6-29-77 for emergency take down for \$1,500
- 138 Moreland St. Wd.8
Committed to Collector 2-21-67 for take down for \$1,015
- 14 North Ave. Wd.8
Committed to Collector 6-15-78 for take down for \$3,500
- 21 Robin Hood St. Wd.13
Committed to Collector 3-15-74 for take down for \$2,500
- 6 Stafford St. Wd.8
Committed to Collector 4-20-77 for take down for \$2,600
- 7 Stafford St. Wd.8
Committed to Collector 10-14-70 for take down for \$934
- 9 & 11 Stafford St. Wd.8
Committed to Collector 10-14-70 for take down for \$1,866
- 15 West Cottage St. Wd.8
Committed to Collector 2-15-79 for $\frac{1}{2}$ sidewall repair for \$4,550
Committed to Collector 6-15-78 for take down for \$2,500
- 15 & 17 West Cottage St. Wd.8
Committed to Collector 4-28-78 for emergency board up for \$1,045

CONTINUED

LIENS CHECKED BY ISD FOR VACANT LAND
DATED 8/6/88 FOR PUBLIC FACILITIES DEPT. CONTINUED

- 17 West Cottage St. Wd.8
Committed to Collector 6-15-78 for take down for \$2,500
Committed to Collector 1-12-66 for $\frac{1}{2}$ sidewall repair for \$595
- 19 West Cottage St. Wd.8
Committed to Collector 4-29-65 for take down for \$897
Committed to Collector 1-12-66 for $\frac{1}{2}$ sidewall repair for \$595
- 21 West Cottage St. Wd.8
Committed to Collector 10-18-77 for take down for \$1,600
- 23 West Cottage St. Wd.8
Committed to Collector 10-18-77 for take down for \$1,280
- 32 West Cottage St. Wd.13
Committed to Collector 1-16-76 for take down for \$2,800
- 44 West Cottage St. Wd.13
Committed to Collector 4-16-74 for take down for \$2,800
- 84 West Cottage St. Wd.13
Committed to Collector 9-14-66 for take down for \$900
- 146-156 Winthrop St. Wd.8
Committed to Collector 10-31-78 for take downs for \$7,800
- 4 Woodville Pk. Wd.8
Committed to Collector 4-15-71 for take down for \$1,600
- 12 Woodville Pk. Wd.8
Committed to Collector 11-15-73 for take down for \$1,000
- 22 Woodville St. Wd.8
Committed to Collector 7-15-80 for take down for \$3,510
- 31-33 Woodville St. Wd.8
Committed to Collector 4-12-79 for take down for \$3,900
- 38 Woodville St. Wd.8
Committed to Collector 2-27-85 for advertised take down for \$3,840
- 41 Woodville St. Wd.8
Committed to Collector 8-29-77 for take down for \$1,645
- 4 Woodward Pk. St. Wd.13
Committed to Collector 8-13-80 for emergency take down for \$3,870
- 27 Woodward Pk. St. Wd.13
Committed to Collector 5-15-79 for take down for \$3,000

**Boston Water and
Sewer Commission**



425 Summer Street
Boston, MA 02210-1700
617-330-9400
Fax 617-330-5167

August 15, 1988

Rebecca Black
Assistant Director of Planning
Public Facilities Department
15 Beacon Street
Boston, MA. 02108

Dear Ms. Black,

Enclosed is the list of properties that you submitted to me on August 8th, requesting information on any outstanding water and sewer charges due.

As you can see on the attached list, the outstanding billed balances (if any) are listed to the right of the premise address and are as of as of August 12, 1988. The "N/A" means No Account was found. Account with balances due are highlighted.

In addition, please be advised that information provided is by the specific address listed; I can not guarantee that a premise won't have more than one (1) address.

I trust that this information will be helpful to you. If I can be of further assistance or if you have any questions, please do not hesitate to call me at 330-9400, ext. 352.

Very truly yours,

David Yee
Director of Customer Service

enclosure

cc: Sherry Flashman

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SG. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
L-101 8/12/88							
** STREET BLUE HILL AVE							
13	00337	148E BLUE HILL AVE	N/A	5117 01	CADOGAN, GERARD		4710 48 MONOMY RD.
08	02849	16 BLUE HILL AVE	N/A	2956	REDDINGTON JOHN J JR		789 77 ADAM ST
08	02793	27X BLUE HILL AVE	N/A	3133 07	MACCALL JAMES		10650 30 BLUE HILL AVE
08	02887	40X BLUE HILL AVE	N/A	5392 05	NASH JOHN		2940 BOX 117
08	02912	58RX BLUE HILL AVE	- O -	6800 07	BROOKS DONALD		0 10 INTERVALE ST
08	02910	60 BLUE HILL AVE	- O -	4179 07	BARRADIAN ALICE		0 64 BLUE HILL AVE
8	02911	60RX BLUE HILL AVE	N/A	3825			0
08	02850	6X BLUE HILL AVE	N/A	3248 05	FRAZIER, EVAN		0 73 CHRISTOPHER ROAD
** Subtotal **			34650			19089	
** STREET BROOK AVE							
08	03144	90D BROOK AVE	#3,060,483	1	MOTHERS OF TODDLERS	41006	0 88 WALNUT AV
13	00057	101-103 BROOK AVE	- O -	7025 02	SPURIA, JOSEPH	430667-660	41361 95 SLADE ST
13	00058	107 BROOK AVE	N/A	4873 02	CANNATA, ALFONSO		43342 93 MARINA ST.
08	03143	12 BROOK AVE	N/A	6300	SCOTT REALTY		0 99 COLBY RD.
13	00059	121 BROOK AVE	- O -	4278 02	DICICCO, LOUIS & ANNA BE	430653	18108 101 PARTRIDGE ST.
08	03156	40 BROOK AVE	- O -	2700 05	GUINIER, JANE T	410031	11304 1030 TREMONT ST
08	03186	42 BROOK AVE	- O -	3468 05	TRABUCCO, LAWRENCE	410024	13598 34 GARAGALO DR
08	03068	47 BROOK AVE	- O -	7393 05	MILLER, BELENA	410157	19463 142 BLACK BROOK DR.
13	00038	86 BROOK AVE	- O -	3755 02	SILVIA, ADA J.	430547	17961 19 OAKDALE ST
** Subtotal **			44223			165137	
** STREET BROOKFORD ST							
13	00296	16 BROOKFORD ST	N/A	3830 01	HAMILTON, ALICE		0 18 BROOKFORD ST.
13	00293	22 BROOKFORD ST	N/A	2168 01	MARKS, HENDERSON SR.		0 51 JUDSON ST.
13	00292	24 BROOKFORD ST	- O -	1998 01	DAROSA, ROMERO	431423	17918 39 KENBERMA RD
13	00285	30 BROOKFORD ST	N/A	2407 01	DEVAUGHN, BOOKER T. JR.		56 30 HOLLOWELL ST.
13	00271	40 BROOKFORD ST	- O -	3311 01	PLUMMAN, LLOYD F. JR.	431743	1337 43 EMERSON ST
13	00270	42 BROOKFORD ST	- O -	3700 01	RYAN, RICHARD G.	431500	8900 43 BROOKFORD ST.
** Subtotal **			17414			28211	
** STREET COTTAGE CT							
13	00381	3X COTTAGE CT	N/A	1620 01	BROWER, WEBSTER P.		0 4 COTTAGE CT.
** Subtotal **			1620			0	
** STREET DALIN PL							
13	00361	14-16A DALIN PL	- O -	3403 01	SESSIONS, DELACI	431066, 431073	25164 125 WASHUA ST
13	00358	5-7 DALIN PL	- O -	1866 01	LEE, JIM JR.	431094	1950 100 HOLLINGSWORTH RD
43-00359			9	2400 01	CITY OF BOSTON	0	0
** Subtotal **			7669			27114	
** STREET DEAN ST							
13	00143	10 DEAN ST	- O -	3760 01	MORALES, FUNDADOR	430786	8790 14 WOODMARK PK.

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DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD PARCEL ADDRESS SQ. FT. PREC OWNER TAXES DUE OWNER ADDRESS

BAL 8/12/88

13	00142	12	DEAN ST	-0-	3760 01	RAMOS, GUILLERMO	430 743	16800 ??
13	00141	14X	DEAN ST	N/A	3760 01	WASHINGTON, MARY L. TRST		5940 45 BROOK AV
13	00140	18	DEAN ST	N/A	3245 01	SHELTON, LOVRE J. & NAPOLEON		2040 64 JULIAN ST.
13	00139	22	DEAN ST	N/A	3246 01	BOSTON NATURAL AREAS FUND		0 25 WEST ST
13	00138	26	DEAN ST	N/A	2894 01	BOSTON NATURAL AREAS FUND		0 25 WEST ST
13	00137	30	DEAN ST	N/A	2466 01	BOSTON NATURAL AREAS FUND		0 25 WEST ST

** Subtotal **

27715

56335

** STREET DENNIS ST

08	03113	10	N/A DENNIS ST		2324 05	SCANDONE, LINDA		0 95 TERRACE AVENUE
08	03112	12X	N/A DENNIS ST		3050 05	SCANDONE, LINDA		0 95 TERRACE AVENUE
08	03111	14	N/A DENNIS ST		2669 05	SCANDONE, LINDA		0 95 TERRACE AVENUE
08	02899	31-33	DENNIS ST		3693 07	CITY OF BOSTON		0
08	03082	34	-0- DENNIS ST		4203 05	SACDONE, LINDA	174 712	29150 95 TERRACE AV
08	03081	38	-0- DENNIS ST		2971 05	MATTHEWS, VERSIE	174 648	15150 11 RITCHFIELD STREET
08	02903	39	-0- DENNIS ST		2890 07	IRENE M ANTONIOU	174 719	0 280 DOWNEY ST.
08	02830	3X	N/A DENNIS ST		1217 05	WHITE, MARGARET		2980 5 CHILCOTT PLACE
8		42	N/A DENNIS ST		3060			0
08	02955	51	-0- DENNIS ST		6660 07	GLORIOUS CHURCH	174 733	3730 12 STAFFORD ST
08	02831	5X	N/A DENNIS ST		1203 05	MARKIR, LEONARD		150 564 N MAIN ST
08	02832	7X	N/A DENNIS ST		1261 05	MARKIR, LEONARD		150 564 N MAIN ST
08	02833	9X	N/A DENNIS ST		1325 05	MARKIR LEONARD		130 564 N MAIN ST.

** Subtotal **

36526

51440

** STREET DOWNEY CT

13	00051	3	DOWNEY CT	-0-	2381 02	ROBERTS, FERN A.		4000 43 COLUMBIA RD.
13	00053	6	DOWNEY CT	N/A	2490 02	SMALLEY, ALFRED A.		4900 622 CRESCENT ST

** Subtotal **

4871

8900

** STREET DROMEY ST

13	00290	15X	DROMEY ST	N/A	1711 01	GOODWIN, CHARLOTTE I.		10570 70 ROCKVIEW ST
13	00276	16X	DROMEY ST	N/A	2121 01	SMITH, WILLIAM		3536 46 BROOKFORD ST.
13	00275	18	DROMEY ST	N/A	1533 01	BENNETT, JOSEPH M.		0 47 JUDSON ST.

** Subtotal **

5365

14106

** STREET DUDLEY

8	02715		DUDLEY		5965		176 441	0
08	02217	368	DUDLEY	-0-	4147	BERGER STANLEY I	232 406	0 100 ESSEX ST
08	03150		DUDLEY		4766	SCOTT REALTY	177 141	0 99 COLBY RD.
08	00122	610	DUDLEY	N/A	5294	COTTAGE BROOK ASSOCIATION		0 114 STATE ST.

** Subtotal **

20172

0

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DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
		BAL 8/12/88					
06	02709-000	361 DUDLEY ST	1992	07	CITY OF BOSTON	-0-	
08	02710	363 DUDLEY ST	-0-	2186	07 LEE JIM 176427	32257	363 DUDLEY ST.
08	02714	365RX DUDLEY ST	-0-	4800	07 LEE JIM 176434	7443	363 DUDLEY ST
08	02216	372 DUDLEY ST	-0-	2513	07 TARPEY BERNARD 406458	36326	372 DUDLEY ST.
08	02215	374 DUDLEY ST	-0-	1800	07 BERGER STANLEY 406465	56	1244 BOYLSTON ST.
08	02214	374 DUDLEY ST	1526	07	CITY OF BOSTON	-0-	
08	02213	378 DUDLEY ST	-0-	1223	07 BERGER STANLEY 406479	0	1244 BOYLSTON ST.
08	02859	441 DUDLEY ST	-0-	2125	05 GARCIA, JOSE 176473	35000	441 DUDLEY STREET
08	02860	443 DUDLEY ST	-0-	2125	05 GARCIA, JOSE 176480	17000	443 DUDLEY STREET
08	02868	453 DUDLEY ST	-0-	2160	05 WILSON BEAUFORD 177029	15000	453 DUDLEY
08	03115	459 DUDLEY ST	-0-	3500	05 SHAFFER, WILLIAM TRUST 191001	21215	684 CANTON AVE
8	03127	479RX DUDLEY ST	N/A	3200		0	
08	03126	479X DUDLEY ST	N/A	3200	05 PECK, MARVIN	46000	10 FIARFAX DRIVE
08	03129	485 DUDLEY ST	N/A	2400	05 DEJESUS, ALFREDO	7500	15 VIRGINIA STREET
08	03130	489 DUDLEY ST	-0-	2425	05 CASSERLY, CHRISTINE 177113	0	BOX 682
8	03131	493 DUDLEY ST	-0-	3396	CASSERLY, CHRISTINE 177120	0	BOX 682
08	03146-001	503 DUDLEY ST	N/A	3267	SMITH SHIRLEY	135	
08	00202	525 DUDLEY ST	-0-	2783	05 LOEW, ELIAS 409639	16930	BEECH AVE
08	00201	530 DUDLEY ST	-0-	4957	05 LOEW, ELIAS 409646	20130	BEECH AVE
08	03167	535 DUDLEY ST	794.43	5573	MARTINEZ JULIO ERNESTO 177253	958	535 DUDLEY
08	00199	536A DUDLEY ST	-0-	2617	05 ROBINSON, CHARLES 409660	25000	536A DUDLEY ST
08	00156	544 DUDLEY ST	N/A	11793	05 BRUCKER, RHODA	22500	101 MONMOUTH APT 103
08	00132	554A DUDLEY ST	N/A	13706	05 DESILVA PAUL	0	554A DUDLEY ST
13	00045	581 DUDLEY ST	11210	02	CITY OF BOSTON	-0-	
08	00131	590 DUDLEY ST	-0-	2635	05 TORO, WILFRED 409912	16345	590 DUDLEY ST
08	00129	594 DUDLEY ST	-0-	2615	05 WEINSTEIN, SAUL TRUST 404405	7480	96 PLYMOUTH DR
08	00128	596 DUDLEY ST	-0-	2605	05 WEINSTEIN, SAUL TRUSTS 404898	7400	96 PLYMOUTH DR
13	00072	599 DUDLEY ST	N/A	1980	02 COTTAGE BROOK ASSOC. LPS	0	DUDLEY ST.
08	00125	602 DUDLEY ST	N/A	2576	05 WEINSTEIN, SAUL	11700	96 PLYMOUTH ST
** Subtotal **			112103			346375	

** STREET FAIRBURY ST

13	00402	10 FAIRBURY ST	1000	01	THIS PARCEL IS NOT VACANT	0	
13	00401	12 FAIRBURY ST	N/A	1000	01 KNIGHT, GREGORY B.	0	BOX 921/5 LORI LANE
13	00400	14X FAIRBURY ST	N/A	1000	01 KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE
13	00399	16X FAIRBURY ST	N/A	1000	01 KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE
13	00398	18X FAIRBURY ST	N/A	1100	01 KNIGHT, GREGORY B.	0	BOX 921/ 5 LORI LANE
13	00397	20X FAIRBURY ST	N/A	1100	01 BUTLER, CARRIE M.	8800	771 DUDLEY ST.
13	00403	FAIRBURY ST #1.61	1000	01	ZERO JOSEPH & ANNA BE	19640	1410 COLUMBIA RD
** Subtotal **			7200			28440	

** STREET GAYLAND ST

13	00330	20 GAYLAND ST	N/A	3200	01 LEWIS, GRANT & GLADYS BE	28600	436 PURCHASE ST
** Subtotal **			3200			28600	

** STREET HARTFORD TERR

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DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SG.	FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
BAL 8/12/88								
13	00179	1RX	HARTFORD TERR	-0-	622	02	LEWIS, WILLIE A JR.	5111 12 HAVELOCK ST or 10 HARTFORD
** Subtotal **							12072	10406
** STREET HOWARD AVE								
13	00073	3	HOWARD AVE	-0-	2500	02	PAGAN, GIRLSEA 431626	20927 33 MAUGUS HILL RD
13	00086	33-31	HOWARD AVE	-0-	3375	02	LYNCH, MARY E. 431647, 431640	447
13	00160	42	HOWARD AVE	-0-	3160	02	RIDINGER, CECIL R. TRUST 431563	3000 142 HOWARD AVE.
13	00122	59	HOWARD AVE	-0-	2858	01	ESKEW, ARTHUR M. 431542	16528 8 WYOMING ST. AVE
13	00123	61	HOWARD AVE	-0-	2751	01	WILLIAM, JAMES H. 431535	16520 63 HOWARD AVE.
** Subtotal **							14644	57422
** STREET HUCKINS ST								
08	02839	16	HUCKINS ST	-0-	4759	05	HAZELTON MARY H	8840 ???
** Subtotal **							4759	8840
** STREET JUDSON ST								
13	00326	15	JUDSON ST	-0-	2505	01	SALMON, ALTON AND DOREEN 430800	15600 12 CHESTERTON ST
13	00106	22X	JUDSON ST	N/A	4913	01	HENRIQUEZ, RICARDO J.	40 20 JUDSON ST.
13	00135	30X	JUDSON ST	N/A	4725		BOSTON NATURAL AREAS FUND	0 25 WEST ST
13	00310	41A	JUDSON ST	N/A	2637		LEAVITT JOHN	20202 28 SHAPLEY ST
13	00324	5	JUDSON ST	N/A	9339	01	BETHANY BAPTIST CHURCH	340
** Subtotal **							24119	36182
** STREET JULIAN								
13	00365	14X	JULIAN	N/A	2475	01	ACKERMAN, OSCAR	25000
** Subtotal **							2475	25000
** STREET JULIAN ST								
13	00366	10	JULIAN ST	N/A	2475	01	DADABBO, KENNETH	2500 BOX 603 or 21 RAND ST.
13	00387	11	JULIAN ST	-0-	2250	01	FLOWERS, ANNIE L. 431325	8950 8 NOB HILL RD
13	00390	17	JULIAN ST	-0-	2250	01	CARR, DORTHEA F. 431318	14520 37A HEFFERNAN ST
13	00364	18	JULIAN ST	-0-	3600	01	DADABBO, KENNETH 431052	11540 PO BOX 603 or 21 RAND ST.
13	00356	24X	JULIAN ST	N/A	3454	01	PORTNOY, NATHAN & EVA L. BE	3170 61 BEAUMONT ST.
13	00355	26	JULIAN ST	N/A	2689	01	WEBB, JAMES	730 44 JULIAN ST.
13	00336	2X	JULIAN ST	N/A	3115	01	CADOGAN, GERARD	3070 48 MONOMY RD
13	00380	34	JULIAN ST	-0-	1380	01	BROWER, WEBSTER P. 431115	0 4 COTTAGE CT.
13	00307	35	JULIAN ST	-0-	2810	01	MUCCILO, ROSE ET AL 431269	19430 236 HARRIS RD.
13	00379	36	JULIAN ST	-0-	3000	01	MILIARES HERBERT P. 431122	42 38 JULIAN ST.
13	00134	48	JULIAN ST	N/A	4190		BOSTON NATURAL AREAS FUND	0 25 WEST ST
13	00282	53	JULIAN ST	-0-	3751	01	ANDREWS, EDWARD 431220	19200
13	00283	55	JULIAN ST	-0-	4584	01	KALINOWSKI, MARY 431213	21130 16 WOOD LN
13	00367	6	JULIAN ST	-0-	2250	01	BUCCINI, CONCEZIO (DECEASED) 431045	521370 558 E 5TH ST.
13	00129	66Y	JULIAN ST	N/A	3239	01	ETPPEZ, MARIE A	17440 2 ALPION ST

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
** Subtotal **							
			45236			163312	
** STREET LA GRANGE PL							
08	02794	2X N/A LA GRANGE PL N/A	1830	07	MARGOLIS CALVIN	0	175 CLIFF RD
08	02795	4X N/A LA GRANGE PL N/A	4340	07	MARGOLIS CALVIN	0	175 CLIFF RD.
** Subtotal **							
			6170			0	
** STREET LEWIS PLACE							
08	02864	3 LEWIS PLACE - O -	4291	05	MACDONALD, CATHERINE	6600	9 REVERE ST
06	02865	4 LEWIS PLACE	5320	05	CITY OF BOSTON	0	0
** Subtotal **							
			9611			6600	
** STREET MILLER PK							
08	03122	LOT A MILLER PK	1239		TURVILLE REALTY INC	3380	73 HUMBOLDT
08	03123	LOT C MILLER PK	1232		TURVILLE REALTY INC	3380	73 HUMBOLDT
** Subtotal **							
			2471			6760	
** STREET MORELAND ST							
08	02907	112 MORELAND ST N/A	2444	07	WILSON, ALICE	0	64 BLUE HILL AVE
08	03079	138X MORELAND ST N/A	2550	05	EVERETT, HENRY (DECEASED)	15310	
** Subtotal **							
			4994			15310	
** STREET NORTH AVE							
08	03159	14 NORTH AVE - O -	3800	05	PAULDING, JOSEPH & DIANE	13760	431 RIVER ST
08	03164	4X NORTH AVE N/A	1368	05	MARTINEZ, JULIO ERNESTO	200	535 DUDLEY ST
** Subtotal **							
			5168			13960	
** STREET RAND PL							
13	00301	2 RAND PL N/A	3640	01	SULLIVAN, BARRY K.	1100	PO BOX 603
** Subtotal **							
			3640			1100	
** STREET ROBIN HOOD ST							
13	00202	21 ROBIN HOOD ST - O -	6849	02	PILET, SEYMOUR M.	31039	??
** Subtotal **							
			6849			31039	
** STREET ROLLINS CT							
08	03107	12 ROLLINS CT N/A	1746		KELLY WILLIAM	0	18 THIRD AVE
08	03110	6 ROLLINS CT N/A	1705		KELLY WILLIAM	0	18 THIRD AVE
08	03109	8 ROLLINS CT N/A	1400		KELLY WILLIAM	0	18 THIRD AVE
** Subtotal **							
			4851			0	

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
** STREET STAFFORD ST							
							<i>BAL 8/12/88</i>
08	02959	10	STAFFORD ST	N/A	3900 07	EVERETT, ELLA	5850 682 BLUE HILL AV
08	02958	10	STAFFORD ST	N/A	3900 07	EVERETT ELLA	5460 682 BLUE HILL AV
08	02997	11	STAFFORD ST	N/A	1920 07	ACKERMAN, THOMAS	13200 21 CRESTWOOD PARK
08	02960	6R	STAFFORD ST	- O -	3900 07	BRADY, NAPOLEON	720 BOX 737 or 6 STAFFORD ST
08	02995	7	STAFFORD ST	N/A	1920 07	BULLOCK RICHARD SR. TRUST	D 2 GLENARM
08	02996	9	STAFFORD ST	N/A	1920 07	ACKERMAN, THOMAS	14230 21 CRESTWOOD PARK
** Subtotal **							
			17460			39460	
** STREET W COTTAGE ST							
13	00009	14	W COTTAGE ST	- O -	5000 02	MCGOWAN, ROOSEVELT	3170 116 or 166 WOODROW AV
13	00089	32	W COTTAGE ST	- O -	1846 01	ROBERTS MICHAEL EDMAN	31640 3 HERRICK DR.
13	00113	44X	W COTTAGE ST	- O -	3848 01	WOODLEY, WILLIAM JR.	20870 91 or 101 HAMMOND ST
13	00316	84	W COTTAGE ST	N/A	4290 01	TILLET, TERENCE	D ???
** Subtotal **							
			14984			55680	
** STREET WEST COTTAGE ST							
08	03176	15	WEST COTTAGE ST	- O -	2280 05	MYERS DONNIE	11160 PO BOX 1612
08	03177	17	WEST COTTAGE ST	- O -	2280 05	MYERS DONNIE	6270 PO BOX 1612
08	03178	19	WEST COTTAGE ST	N/A	2850 05	AROCHO, JOSE	D 25 WEST COTTAGE ST
08	03179	21	WEST COTTAGE ST	- O -	2850 05	AROCHO JOSE	D 25 W COTTAGE
08	03180	23	WEST COTTAGE ST	- O -	2850	AROCHO JOSE	D 25 W COTTAGE
08	03073	35	WEST COTTAGE ST	- O -	5531 05	EDWARDS, LESLIE	D 47 WEST COTTAGE ST
** Subtotal **							
			18641			17430	
** STREET WINTHROP ST							
08	02918	145	WINTHROP ST	2950	07	CITY OF BOSTON	---
08	02881	146	WINTHROP ST	- O -	1476 05	HIGGINBOTTOM JOHN TRUST	15100 44 LINWOOD RD
08	02880	148	WINTHROP ST	- O -	1208 05	HIGGINBOTTOM JOHN TRUST	14420 44 LINWOOD
08	02879	150	WINTHROP ST	243.67	1223	07	HIGGINBOTTOM JOHN TRUST
08	02878	152	WINTHROP ST	- O -	1235 05	HIGGINBOTTOM JOHN TRUST	15930 44 LINWOOD
08	02877	154	WINTHROP ST	- O -	1246 05	HIGGINBOTTOM, JOHN TRST	14420 44 LINWOOD
08	02876	156	WINTHROP ST	- O -	1060 05	HIGGINBOTTOM JOHN TRUST	14160 44 LINWOOD
** Subtotal **							
			10398			103490	
** STREET WOODVILLE PK							
08	03049	12X	WOODVILLE PK	- O -	1659 05	BATTLE, MURPHY & OLIVE	1940 27 EVELYN ST
08	03053	4	WOODVILLE PK	N/A	2079 05	JENKINS TILLMAN	D 50 DENNIS ST
08	03052	6	WOODVILLE PK	- O -	1935 05	GRAY, WILLIAM	D 52 DENNIS ST.
** Subtotal **							
			5673			1940	
** STREET WOODVILLE ST							
08	03011	22	WOODVILLE ST	- O -	7792 07	FORD, NEIL M.	1200 14 GLENARM
08	02977	31	WOODVILLE ST	- O -	2510 07	COLON, DIONISIO	15170 7A KENNEY ST
08	02978	33	WOODVILLE ST	- O -	2510 07	YURRITA JOSEPH	5800 7A KENNEY STIP LA

DUDLEY STREET NEIGHBORHOOD INITIATIVE
VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
BML 8/12/88							
08	02979	37 WOODVILLE ST	N/A	5593	07 YURRITA JOSEPH		0 7A KENNY ST
08	03007	488 WOODVILLE ST	262	246605	07 ADAMS, HELEN	174789	740 5 DOGWOOD RD
08	02980	41 WOODVILLE ST	40-12	6473	JAME ENTERPRISES	174768	15213 52 TROUT BROOK RD.
08	03029	7 WOODVILLE ST	N/A	3500	KENRICK HARRY		0 9 WOODVILLE ST
** Subtotal **				32983			38123
** STREET WOODVILLE TERR							
08	03033	6X WOODVILLE TERR	N/A	3329	05 BOTHWELL, PAUL C		0 4 WOODVILLE TERR
** Subtotal **				3329			0
** STREET WOODWARD PARK							
13	00200	2 WOODWARD PARK	N/A	2250	02 CORCORAN, THERESA M.	410374	0 12 HAMMOND CT.
13	00159	27 WOODWARD PARK	N/A	1874	02 GRIFFITH, MAUREEN & COSLYN		8243 42 BYRON RD.
13	00199	4 WOODWARD PARK	N/A	2250	02 CORCORAN THERESA M.		0 12 HAMMOND CT.
** Subtotal **				6374			8243
*** Total ***				579629			1394044

Pending Abatement Requests

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DUDLEY STREET NEIGHBORHOOD INITIATIVE VACANT LAND

WARD	PARCEL	ADDRESS	SQ. FT.	PREC	OWNER	TAXES DUE	OWNER ADDRESS
** STREET STAFFORD ST							
08	02959	10 STAFFORD ST	3900	07	EVERETT, ELLA <i>Bolling?</i>		5850 682 BLUE HILL AV
08	02958	10 STAFFORD ST	3900	07	EVERETT ELLA <i>Bolling?</i>		5460 682 BLUE HILL AV
08	02997	11 STAFFORD ST	1920	07	ACKERMAN, THOMAS		13200 21 CRESTWOOD PARK
08	02960	6R STAFFORD ST	3900	07	BRADY, NAPOLEON		720 BOX 737 or 6 STAFFORD ST
08	02995	7 STAFFORD ST	1920	07	BULLOCK RICHARD SR. TRUST		0 2 GLENARM
08	02996	9 STAFFORD ST	1920	07	ACKERMAN, THOMAS		14230 21 CRESTWOOD PARK
** Subtotal **			17460			39460	
** STREET W COTTAGE ST							
13	00009	14 W COTTAGE ST	5000	02	MCGOWAN, ROOSEVELT		3170 116 or 166 WOODROW AV
13	00089	32 W COTTAGE ST	1846	01	ROBERTS MICHAEL EDMAN		31640 3 HERRICK DR.
13	00113	44X W COTTAGE ST	3848	01	WOODLEY, WILLIAM JR.		20870 91 or 101 HAMMOND ST
13	00316	84 W COTTAGE ST	4290	01	TILLET, TERENCE		0 ???
** Subtotal **			14984			55680	
** STREET WEST COTTAGE ST							
08	03176	15 WEST COTTAGE ST	2280	05	MYERS DONNIE		11160 PO BOX 1612
08	03177	17 WEST COTTAGE ST	2280	05	MYERS DONNIE		6270 PO BOX 1612
08	03178	19 WEST COTTAGE ST	2850	05	AROCHO, JOSE		0 25 WEST COTTAGE ST
08	03179	21 WEST COTTAGE ST	2850	05	AROCHO JOSE		0 25 W COTTAGE
08	03180	23 WEST COTTAGE ST	2850		AROCHO JOSE		0 25 W COTTAGE
08	03073	35 WEST COTTAGE ST	5531	05	EDWARDS, LESLIE		0 47 WEST COTTAGE ST
** Subtotal **			18641			17430	
** STREET WINTHROP ST							
08	02918	145 WINTHROP ST	2950	07	CITY OF BOSTON		0
08	02881	146 WINTHROP ST	1476	05	HIGGINBOTTOM JOHN TRUST		15100 44 LINWOOD RD
08	02880	148 WINTHROP ST	1208	05	HIGGINBOTTOM JOHN TRUST		14420 44 LINWOOD
08	02879	150 WINTHROP ST	1223	07	HIGGINBOTTOM JOHN TRUST		15930 44 LINWOOD
08	02878	152 WINTHROP ST	1235	05	HIGGINBOTTOM JOHN TRUST		14420 44 LINWOOD
08	02877	154 WINTHROP ST	1246	05	HIGGINBOTTOM, JOHN TRST		14160 44 LINWOOD
08	02876	156 WINTHROP ST	1060	05	HIGGINBOTTOM JOHN TRUST		29460 146 WINTHROP ST.
** Subtotal **			10398			103490	
** STREET WOODVILLE PK							
08	03049	12X WOODVILLE PK	1659	05	BATTLE, MURPHY & OLIVE		1940 27 EVELYN ST
08	03053	4 WOODVILLE PK	2079	05	JENKINS TILLMAN		0 50 DENNIS ST
08	03052	6 WOODVILLE PK	1935	05	GRAY, WILLIAM		0 52 DENNIS ST.
** Subtotal **			5673			1940	
** STREET WOODVILLE ST							
08	03011	22 WOODVILLE ST	7792	07	FORD, NEIL M.		1200 14 GLENARM

*Pending
Abatement Request*

*9/87
9/87*

9/87 (assigned to staff)





EXECUTIVE SUMMARY

**THE DUDLEY STREET NEIGHBORHOOD INITIATIVE
REVITALIZATION PLAN:
A COMPREHENSIVE COMMUNITY CONTROLLED
STRATEGY**

SEPTEMBER 1987

**PREPARED BY: DAC INTERNATIONAL, INC.
STEPHEN B. PLUMER - PROJECT DIRECTOR
DAVID NESBITT - TECHNICAL DIRECTOR**

September 30, 1987

Dear Friend:

On behalf of the Board of Directors of the Dudley Street Neighborhood Initiative, I am pleased to present the Dudley Street Neighborhood Initiative Revitalization Plan: A Comprehensive Community Controlled Strategy. The DSNI Board and staff along with the Dudley Street community have worked many months with our consultants, DAC International. We have arrived at a strategy which aims at revitalizing the community to the benefit of current residents, while fighting speculative pressures that cause displacement. The Dudley Street neighborhood is filled with vacant lots, abandoned cars, abandoned housing and trash. Yet it is also filled with individuals and families struggling to make a better community. This plan is our first step towards realizing our vision of that community.

We would like to thank DAC International for their hard work and especially for their dedication to a truly participatory planning process. We are proud to be releasing this plan, prepared by DAC, as the blue print for our neighborhood's revitalization.

The plan would not have been possible without the support of many people and organizations to whom we are grateful.

Several Foundations provided operating support for DSNI during the past year. They are: State Street Bank, Bank of Boston, Polaroid Foundation, Shawmut Bank, Clippership Foundation and Boston Foundation.

The Hyams Foundation provided the funding for the Human Services portion of the plan.

We owe a special debt of gratitude to the Riley Foundation for its willingness to support DSNI from the beginning and its continuing financial support for both our operations and the plan itself.

The New England Life Insurance Company donated the printing of this document.

William Slotnik from the Community Training and Assistance Center provided helpful input into the RFP and helped to facilitate some of the Board's decision-making on the plan's implementation.

Tunney Lee, Director of MIT's Department of Urban Studies and Planning gave many hours of his time to assist the Board's selection committee in the choice of consultants.

Robert Stearns, from the Bank of Boston, hosted a valuable discussion of financial experts to target strategies for financing the plan.

Nelson Merced, both as Director of Alianza Hispana and as Deputy Director at PFD, was a driving force behind the early stages of the planning process.

Members of the Roxbury Neighborhood Council offered on-going support and review throughout the planning process.

Several City employees provided information that helped us in our planning efforts. In particular, staff at the Planning Office of the Public Facilities Department and at the Mayor's Office of Neighborhood Services provided valuable support.

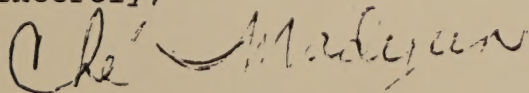
We also are grateful to the original members of the DSNI Board of Directors, who helped to shepherd the organization to a point where this plan could become a reality. We particularly acknowledge the hard work and dedication of Lloyd Harding, Sharon Riley, Tubal Padilla, Larry Scandone, Earl Coleman, Gail Latimore, Esteban Soto Jr., Manuel D. Goncalves, Betty Brickley, Miguel Antonio Brandao, Ulisses Goncalves, and Fadilah Muhammad.

Finally, and most importantly, we want to thank the hundreds of residents of the Dudley Street Neighborhood who gave many, many hours of their time and energy to make this plan a reality. We thank all those residents who came to the first meetings over 3 years ago to demand that residents play a significant role in the leadership of this organization. And we applaud those of our neighbors who have continued to be involved in the process. All of us should take great pride in the completion of this plan.

We know that the work has only begun. We intend to see the words on these pages turned into reality in the coming years. And we ask for your help and support in making that happen.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Che Madyun".

Che Madyun
President

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Anna Brassard

Maria Fidalgo

Alice Gomes

Julio Henriquez

Linda Jackson.

Della Jones

Cynthia Lopes-Jefferson.

Che Madyun,

Lavinia Miller.

Alicia Ortiz

Crisolita Pontes

Wilson Rivera

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Ideal Sub Shop, (Augusto C. Teixeira)

La Alianza Hispana, (Luis Prado)

Cape Verdean House, (Valerie Gregory)

Denison House, (Shirley Lewis)

Orchard Park Tenants Task Force, (Linda Joyce)

W.A.I.T.T. House, (Sr. Pauline O'Leary)

St. Patricks Church, (Fr. Walter Waldron)

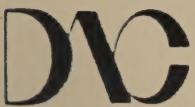
Twelfth Baptist Church

Lena Park Community Development Corporation, (Milton Benjamin)

Nuestra Comunidad Development Corporation, (Melvyn Colon)

Dorchester Bay Economic Development Corporation, (Robert Haas)

Roxbury Multi Service Center, (Shirley Carrington/Paul Yelder)



Please Reply To:

September 22, 1987

Washington, DC

Ms. Che Madyun- President
Dudley Street Neighborhood Initiative
385 Dudley Street
Roxbury, MA 02119

Dear Ms. Madyun:

We are pleased to submit the camera ready copy of The Dudley Street Neighborhood Initiative Revitalization Plan: A Comprehensive Community Controlled Strategy. We appreciate the time, effort and substantive contributions made by DSNI members, Board and other residents of the neighborhood.

The entire process could not have taken place without the dedicated and skilled work of the DSNI staff: Peter Medoff; Marvin Martin; Andrea Nagel and Marilyn Sanchez and Adalberto Teixeira.

A special thanks goes to our Project Coordinator, Carla Alonso-Velez who kept us all intact. Alec Gershberg's work as a researcher was invaluable. The research work of Sheldon Fischer, Jonathan Stevens and Alberto Villar also made a significant contribution to the project. The substantive work of John Houston and Carole Smith added immeasurably to the staff team.

Rebecca Black, and the planning staff of the Public Facilities Department provided invaluable assistance throughout the planning process. Alex Ganz of the Boston Redevelopment Authority provided access to a wealth of information for which we are most appreciative.

Dedicated staff of Stull and Lee contributed to the success of the community design meetings assisted by Emily Fiere, William Gordon, Raghba Jabir, and Ouslow Urhiae.

We share your confidence that the implementation of the strategies will result in a major transition of the neighborhood under the control of its residents.

Sincerely,

Stephen B. Plumer
Project Director

David Nesbitt
Technical Director

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

1.0 INTRODUCTION

1.1 Background of the Dudley Street Neighborhood Initiative (DSNI)

The Dudley Street Neighborhood Initiative (DSNI) is a multi-racial membership organization whose aim is one of community controlled revitalization of a neighborhood which is at once one of Boston's most depressed areas, as well as one of the most sought after by speculators and developers.

1.1.1 The Dudley Street Neighborhood

The Dudley Street neighborhood lies less than two miles southwest of downtown Boston in Roxbury. Its diverse population of approximately 14,000 includes a large number of Black, Hispanic, Cape Verdean and White residents. The median income of the neighborhood is half that of the Boston city-wide, and approximately 40% of residents live below the poverty level.

The neighborhood is approximately 1.5 square miles in area. Currently, over 1,300 parcels of vacant land exist in the community, one-third of those are owned by the City of Boston. The majority of the neighborhood is zoned residential, although within its borders are two commercial strips and a large industrial zone. The neighborhood is adjacent to a major transportation node (Dudley Station), though the elevated service to the station was discontinued May 1987.

1.1.2 Development Pressures

For over two decades, the Dudley Street neighborhood has suffered from the effects of disinvestment and neglect by the greater Boston community. Recently, the neighborhood has been undergoing rapid transition and intense property speculation, with real prospects of large-scale displacement of current residents. While this is occurring, local residents have been suffering from a shortage of affordable housing and a dwindling number of employment opportunities. Local businesses and support agencies are similarly affected by the lack of suitable commercial/office space and the pressures posed by a high local unemployment rate.

1.1.3 Organization of the DSNI

The intense speculation and development pressures also stimulated a major community organizing effort in the entire area. The organizing reflected resident fears that the large-scale development plans would result in massive displacement of current residents.

The Dudley Street Neighborhood Initiative grew out of a series of meetings by local non-profit agencies determined to turn things around in the neighborhood for the benefit of those who live there.

DSNI has three primary objectives:

- o Organize neighborhood residents and organizations to be an effective force in advocating for the neighborhood;
- o Assist the community in gaining control over the parcels of vacant land in the neighborhood; and
- o Create a comprehensive neighborhood development plan to benefit local residents and avoid displacement.

2.0 The Planning Process

Unlike more traditional planning efforts, the Dudley Street Neighborhood Initiative (DSNI) process has been stimulated by community based activity, and nurtured for almost four years. Thus, when DAC International arrived on the scene, there already existed a community dynamic, which as part of our data analysis we have attempted to incorporate into the process.

The agreement with DSNI provided for the development of a comprehensive plan to include four components: Planning, Housing, Economic Development, and Social Services. These elements were to overlap in a final vision of neighborhood development.

The recommendations were to specify how the City and the private sector should address development in the neighborhood. The recommendations reflect a strategy to meet the needs and priorities identified by the Dudley Street neighborhood.

The planning process has utilized a variety of resources in the community to confirm initial assumptions and reactions to Dudley's development issues. Of particular importance was the articulation of goals and objectives of the DSNI Board, later substantiated by the various citizen sub-planning committees. The sub-planning committee process as well as a series of larger community meetings have involved, at various times, over 200 residents and countless organizations.

3.0 Physical Description/Geography

The DSNI Target area is divided into a core area and a secondary area. The DSNI Core area is the focal point of our work. The boundaries of the entire DSNI target area are shown on the following page. (See Map 1 - DSNI Target Area)

The Core area contains approximately 22.09 million square feet of land, including streets, etc. This represents 507.27 acres of ground, with 107.42 acres being vacant and/or abandoned buildings. This figure represents 21.1% of the Core area. The physical impact of this fact in a city such as Boston, can not be ignored. The development strategy for Dudley clearly must use this as a basis for new development for the community.

DUDLEY STREET NEIGHBORHOOD INITIATIVE



— Core Area
▨ Outer Boundary

The ownership pattern of over 1,300 vacant parcels, reflects the City of Boston, BRA, State of Massachusetts, and HUD, owning over a third of these properties, with an additional one third of these parcels in tax arrearage.¹

The area's orientation has been shaped both by the existing street grid system as well as the public transportation system. Major arterials (Dudley, Warren, Blue Hill) have provided public transportation connection to the Dudley Station. In terms of development, the movement of people through the community has tended to be of a north/south orientation. Further, the Midlands Railroad Line serves as a major physical barrier for the community.

The configuration of east/west streets, with the exception of Quincy, does not encourage or facilitate ease of movement in either direction. Commercial nodes and neighborhood activity have tended to produce peripheral activity centers, on the outside of the Dudley Core area. **(Map 2 - Geographical Context - Regional Neighborhood Centers)**

The Development Zones were reviewed in terms of existing conditions and their potential for generating development activity. In those cases where DAC was aware of existing plans or projects, these were noted as part of our analysis. The ultimate strategy recommendations must consider the area as a whole, so that component development projects and activity create additional synergy for the DSNI target area. **(Map 3 - Existing Conditions - Sub-Area Analysis)**

Clearly, any strategy for a neighborhood of this size must consider the feasibility of phased development, which must be sensitive to existing land uses, pedestrian and vehicular circulation, parking, open space, community recreation, and potential impact of displacement. Further, development must provide a variety of house types and prices to provide a range of opportunities for existing residents.

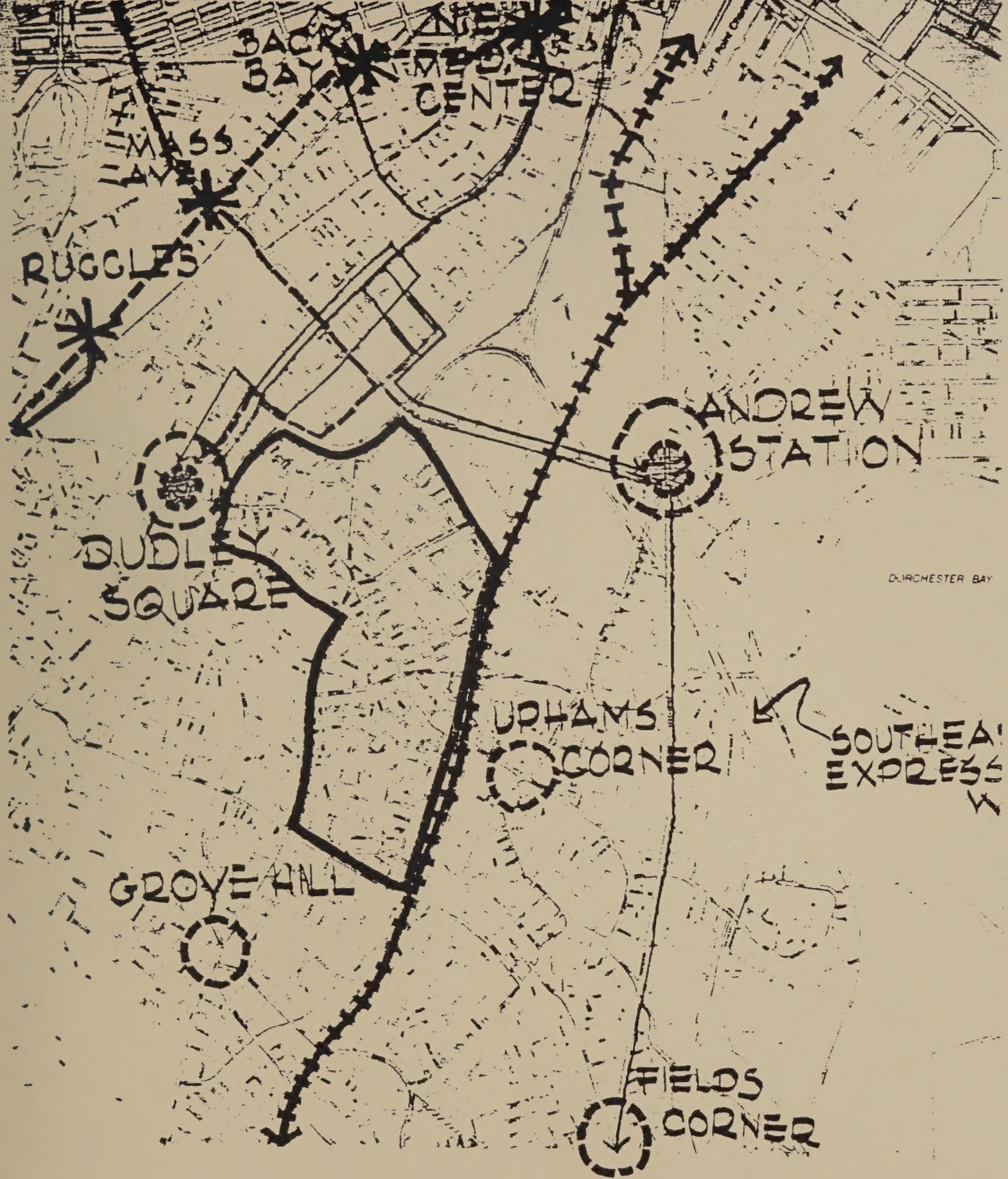
4.0 Demographic Profile

The demographic data has been verified through interviews and involvement of community residents in extensive meetings for a three month period. In addition, Human Service agencies and City departments provided insight and updates to census material available on the Dudley Street Neighborhood.

Current estimates of 1987 population varies subject to source. For the purposes of our study we have used an adjusted population figure of 14, 500 persons.

The racial characteristics of the Dudley Core area in 1980 may be characterized as follows:

¹Source: Dudley Street Initiative, Vacant Parcel Summary, PFD, 1987.



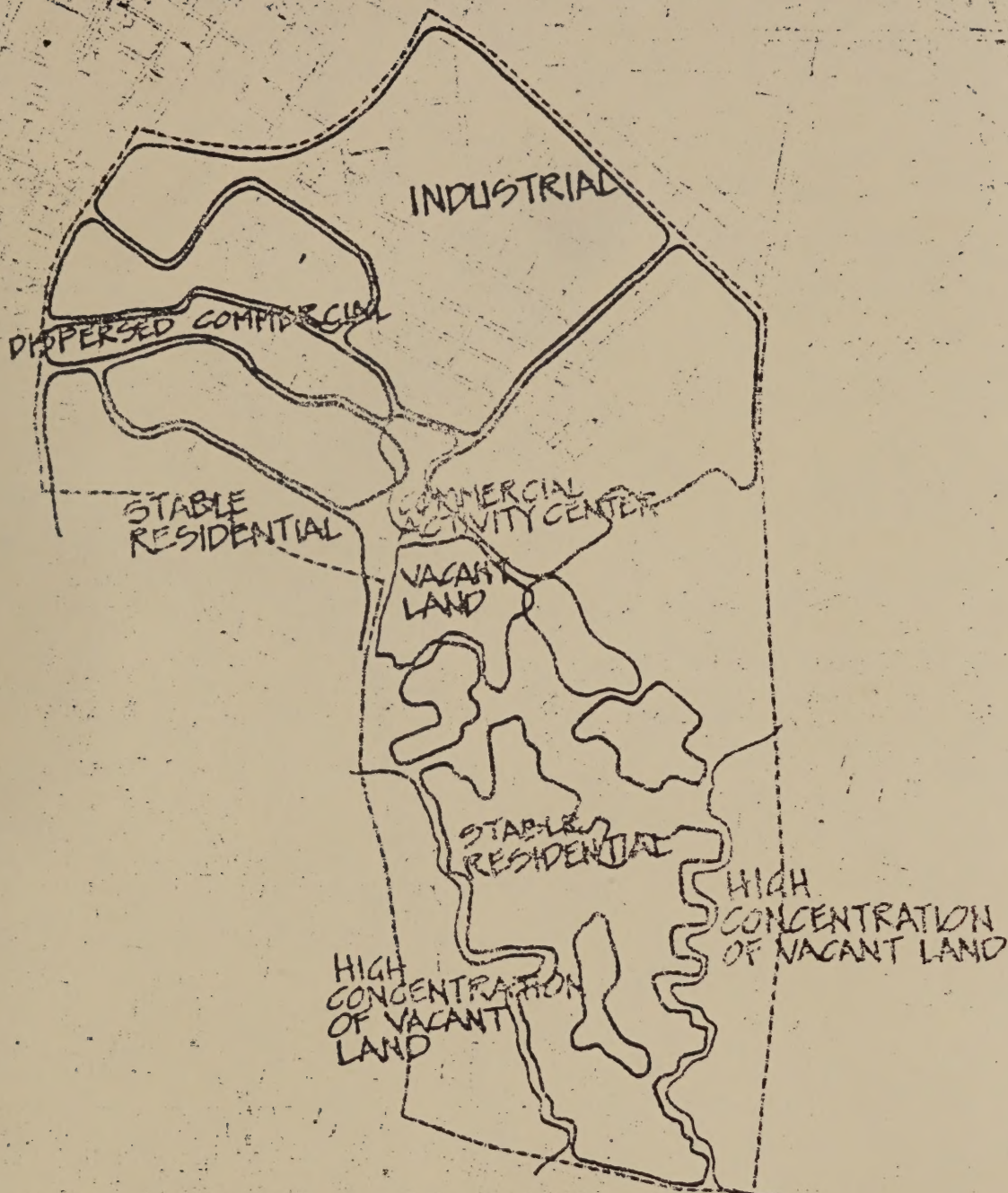
REGIONAL NEIGHBORHOOD CENTERS

DUDLEY STREET NEIGHBORHOOD INITIATIVE
NEIGHBORHOOD CONCEPT PLAN

DAC INTERNATIONAL, INC.
PLANNERS

DATE: 1984
BY: DAC AND LEE INC.
ADDRESS: 100 N. 10th St., Suite 201
Boston, MA 02111





SUBAREA ANALYSIS

DUDLEY STREET NEIGHBORHOOD INITIAL
NEIGHBORHOOD CONCEPT PLAN

DAC INTERNATIONAL INC.
PLANNERS

DATE: 11/11/11
BY: [signature]
CHECKED: [signature]

Table A
Racial Characteristics
Dudley Area

Black	57.9%
Hispanic	26.7*
White	14.4
Other	.3
Total	<u>99.3</u>

* It would appear since 1980 that the Hispanic and Cape Verdean community is the fastest growing segment of the DSNI area. Cape Verdeans comprise 15-20% of the Dudley Community and are incorporated in the Black and Hispanic Census Count.

Source: U.S. Census/1980, DAC International, 1987.

Any discussion of Area demographics must include Family Income characteristics. These figures are used to calculate affordability, buying power, and form a basis for developing a potential house price profile. The family income adjusted for 1987 dollars is 13,454.

5.0 Development Concept

Based on DAC's analysis of demographic data, and as a result of the series of meetings held with the community the following sections outline a comprehensive strategy for Dudley. The strategy is "driven" by several key assumptions. These are:

- o In order to meet the varied expectations of the community, and provide ample opportunity for the integration of economic development, social services, housing, and planning activities, a new Dudley focus should be created.
- o The new Dudley center should allow incorporation of existing housing stock, retail, and other activities to be included in a new construction/rehab approach. The existence of a substantial amount of vacant and under utilized land should be the basis of the plan. The strategy should reflect a wide range of land uses, consistent with the existing mix and density of the Core area.
- o Opportunities and the expansion of choices for existing residents should reflect the quality of life concerns expressed by residents for their community.
- o Any new development should reflect the current profile of the Dudley community and strive to be affordable to the range of current residents in the community.
- o A development opportunity in Dudley should provide means of creating and capturing new values for community purposes. In

addition, development activities should reflect greater options for the entire community for shopping, housing, and community support services.

- o Any overall strategy for Dudley must address the potential displacement of current residents. Integral to the development strategy must be a commensurate effort to retain affordability.
- o Capacity Building for existing Community Development Corporations, human service agencies and local businesses should be integral to the development strategy.

In light of these assumptions, two principles were essential in DAC's development of realistic real estate alternatives. These were:

- o **Critical Mass** -- The process of aggregating sufficient square footage of new and/or rehabilitated space to affect the existing market or create a market of its own.
- o **Tandem Strategy** -- The simultaneous development of new construction and rehab activity in a coordinated manner.

Both principles would require an overall management and coordinative mechanism in support of the development concept.

To further enhance the development of a new center we recommend creating a plaza or commons area as a public/community activity center. This theme area could represent a "Village Commons" with appropriate massing of building and uses to create an urbane place. Given the current availability of vacant land, we recommend this development be focused in Development Zone 5 and 7, using Blue Hill Avenue or Dudley Street as the entrance to the Plaza or Commons area.

The center should become an activity center, with its design reflecting the movement of people, goods and services. The center should be a place for meeting, strolling, sitting, watching and living.

The center should be distinctive in its form and different enough from other places in Roxbury and Boston to project a unique image of itself and the Dudley area.

The development strategy should reflect a number of community-wide goals. These may be expressed as follows:

- o The village concept should foster human growth, where people have choice and opportunity, as well as being sensitive to the issues of speculation and displacement.
- o Dudley should be a complete and balanced community, with its ethnicity being an opportunity to create a full range of amenities, and result in the creation of a varied and vital place.

- o The determinant form and character of the village concept should be concern for maintenance of secured open space and the relationship of new development to the built environment.
- o The village concept must meet the basic criteria of good design: be attractive, safe and provide a convenient physical layout.
- o The village concept must be economically viable and provide a better life for residents and business.
- o The village concept should be urban in scale and character, with creative use of vacant land to mix higher densities with lower intensity. The end result could be the creation of a "special urban" place.
- o The village concept should be designed and developed in a manner that reinforces development in other areas of the community. To that end, land should be set aside for future use consistent with adjacent development parcels, and proposed zoning for the area.

The village provides an opportunity, at a significant scale, to address a number of community concerns in a comprehensive manner.

Finally, the village concept provides an opportunity for developing a coordinated Design, Development, Landscaping, Signage, and Lighting criteria, which seeks to integrate the physical and social characteristics of Dudley into a consistent theme.

5.1 Development Program

The Land use program reflects several housing uses, consolidation of existing retail and the addition of new retail in support of existing retail, a community facility, and service related office space.

The majority of the new housing program aims at those households whose incomes range from \$10,000 to 50,000 dollars per year, which represents 47.2% or 1,218 of the current households in the Dudley Core area.

The program does reflect the utilization of a fund for the acquisition and rehabilitation of selected rental properties for use as temporary housing for families in transition and ultimately for potential permanent residents, as well as a portion of the new construction units to be used as a turnkey project for lower income families (100 units).

The program contains a variety of house prices and house types. However, without major rental subsidies the program cannot reach a substantial portion of the balance of the community.

Given the issue of critical mass DAC recommends between 800 and 1,000 units of new construction and a rehabilitation program of 1,080 units. The residential program impact on Dudley may be further detailed by considering the impact of 2,000 units in a community of 4,614 d.u.'s. 1,000 new units represents 21.6 percent of the existing stock and with 1080 rehabbed units added, represents

35.6% of the new gross housing stock. (5.614 units). Thus, the program could provide opportunity for movement into units vacated, sold and/or rehabilitated.

The program is envisioned to be implemented over a five year period. Given the current income profile and the repeated priority of housing as a community issue, the development program provides a means of creating a new distinctive Dudley community.

We would strongly recommend creating on or near the main activity site a major recreational amenity. If Blue Hill or Dudley is selected, there may be an opportunity to include existing recreation space, in a different layout, to be related to the development.

Businesses and offices should front on the Commons area, with space programmed for a transportation kiosk. The space should be linked to other areas of the community by pedestrian walkways. This space should be well lit and patrolled by the management of the center.

The center should be developed by several developers. However, we are recommending the process of design, landscaping, lighting, signage, and development criteria be managed by a created development management capability. The management development entity would negotiate land sales and development pace and phasing as if it were a subdivision process.

5.2 Residential Program

The residential program for Dudley reflects a profile of 1,000 new dwelling units of which the 7.8 acre opportunity site would be used for elderly and larger units (3+ bedrooms).

The following is the total residential program projected for Dudley by unit type.

<u>Type</u>	<u>Units</u>	<u>Acreage</u>
Quadrplex - 2's & 3's	80	3.4
1's & 2's	46	4.7
Garrets		
Mid-rise Structures (2)	300	8.6
30 Studios		
60 1's		
120 2's w/den		
45 2's		
45 2's w/den		

<u>Type</u>	<u>Units</u>	<u>Acreage</u>
Town Homes	280	18.5
80 2's w/den		
200 3's		
Opportunity Site	294±	7.8
New Construction	1,000	
Rehabilitation	1,000	
Transition/Rental	80	
Total Program	2,080	

A critical assumption of the program is the use of current vacant land and/or abandoned buildings. To that end, the acreage figure has been generated based on a lot coverage of 60% and the utilization of 60% (64.45 acs.) of the vacant land and/or abandoned buildings. Parking was assumed to be on-site and is included in the gross acreage figure.

The current tenancy profile of Dudley is 27% of the residents are homeowners and 73% of the households are renters. Based on the housing objectives expressed by a wide range of sources, the program reflects a homeowner alternative. The program does envision the acquisition of 80 rental units to be used as transition housing and 100 units for permanent rental properties.

The residential program also reflects 1,080 dwelling units being rehabilitated. This effort should be done simultaneously and should reflect a coordinated approach in those areas adjacent to proposed new development sites and in those areas of Dudley where existing neighborhood conditions must be reinforced by a selected rehab strategy.

5.3 Retail Center

The center is envisioned to be a convenience retail center, not a regional retail attraction. To that end proposed uses reflect smaller tenant uses, who if aggregated together would enhance their ability to capture a greater share of the existing market.

Based on current adjusted income levels for Dudley there appears to be a potential gross market of over \$20 million dollars. Local retail centers and markets usually capture 60% of these dollars, subject to price, mix, and presentation.

If a conservative approach is taken and an assumption of a 50% capture of available disposable dollars, then there is a market potential of over \$10 million dollars. At a yearly sales per square foot performance level there is a need for 69,496 square feet of space. Note that the current inventory of store group categories of Eating/Drinking, Furniture/Fixtures & Appliances, Drugstore, Food/Grocery and Clothing/Apparel totals 102,081 square feet of space. However, some of this space is regionally oriented and some is of an uneven quality. Therefore, a goal of consolidation and new space of 50,000 square feet, in a new presentation, appears doable.

The retail portion of the village is assumed to be built off of the Commons area, with an orientation to one of the major streets in the community. Space would be provided for servicing the tenants, with consideration given to the

creation of a small auto-service area as a separate free standing facility of similar design. Food and food related services should be an integral part of the Commons area.

5.4 Affordability

The computation of affordability is directly related to calculating the amount of subsidy needed to bring the proposed units into the market place.

The subsidy computation may be done in two ways. They are:

1. By grant or deferred loan providing a direct reduction of the house price; and
2. By reducing the cost of money (interest) to a level affordable by the proposed homeowner.

If we simply apply the percentages of households within each income category as a starting point, we derive the following distribution of new units.

Table B
Distribution of Units by Income

<u>Income</u>	<u># Units</u>
\$10,000-15,000	400
15,000-20,000	225
20,000-25,000	122
25,000-35,000	139
35,000-50,000	78
50,000+	36
Total	1,000

Source: DAC International, 1987

The gross subsidy cost may then be summarized as follows:

Table C
Subsidy Analysis

<u>Units</u>	<u>Income</u>	<u>Subsidy</u>	<u>Gross</u>
400	10,000 - 15,000	\$42,095	\$16,838,000
225	15,000 - 20,000	32,774	7,374,150
122	20,000 - 25,000	14,132	1,724,104
78	25,000 - 35,000	4,811	375,258
	Total		\$26,311,512

Source: DAC International, 1987

Note that the calculation in Table C represents a worst case scenario. However, the gross amount provides an approximation of the subsidy cost of achieving a new construction ownership profile given the current Dudley neighborhood characteristics.

5.5 Development Cost

The strategy for development reflects a phased level of construction and rehabilitation activity. Table D reflects this assumption and includes the addition of an inflation factor of 5% per year.

Table D
Development Program Phasing Assumptions
(000's omitted)*

PROJECT YEAR	1	2	3	4	5
Quads	\$ 4,398.5	\$2,932.4			
Garrets		2,314.6			
Mid-Rises			15,844.2	10,562.9	
Town Homes				20,222.8	13,841.9
Opportunity Site	4,077.2				
Retail/Office/		4,264.0	2,842.7		
Housing Rehab	3,450	3,622.5	3,803.6	3,993.7	4,193.3
Rental/Transition	2,080	1,638	1,333.8		
Subsidy Need	5,000	3,571.9	1,594.6	7,973.1	8,171.9
DSNI Admin/Training	135	141.2	122.0	128.1	134.5

*Inflation @ 5% per year after Year 1.

Source: DAC International, 1987

Table E
Development Program
Cost Summary

PROGRAM ELEMENT	PROJECT COST
Quads	\$ 7,330,900
Garrets	2,314,600
Mid-Rises	26,407,100
Town Homes	33,704,700
Opportunity Site	4,077,216
Retail/Office	7,106,700
Housing Rehabilitation	19,013,100
Rental/Transition	5,051,800
Subsidy Need	26,311,500
First Option Fund @ 3%	2,876,600
Admin/Training (DSNI)	660,800
TOTAL	<u>\$134,855,016</u>

5.6 Strategy One: Development

To carry out the major recommendations described in this report, there must be an instrument that can mobilize the public and private resources available for a full-scale development effort. This instrument should be able to design and implement partnerships between government, the private sector, and the community. The entity should be charged with the responsibility of bringing the essential parties to the table to implement a development strategy. It should be controlled by a policy group (Board, Steering Committee, etc.) composed of neighborhood residents. The work program can be described as follows:

- o Establish priorities in the development program of the DSNI neighborhood;
- o Seek out and pursue new development opportunities, obtain commitments from major equity investors, developers, tenants for the retail and office space, and manage sales for the residential program;
- o Package development projects and review and work with selected developers for the Dudley area;
- o Carry on continuous and aggressive promotion and marketing program for development projects in the Dudley area;
- o Provide continuous assistance to all private for profit and non-profit participants in the development program;
- o Provide the review of the selection process of developers and investors to assure the highest standards in design, construction, marketing, management and other business procedures.
- o Develop and maintain, over the first two years, an internal training mechanism for DSNI board members, as well as providing administrative support to the resident planning committees.
- o Negotiate the land acquisition price, terms and conditions of the financing to be provided, the ownership profile objectives and the parameters of the project.

The entity should have the authority to:

- o Buy, rent and/or sell property;
- o Borrow or lend money;
- o Plan, finance, market, and manage new construction and rehabilitation projects in the Dudley area.

The entity should function as a convenor, expeditor and catalyst to make certain that necessary steps in creating a first-class mixed use development will be carried out. It must be prepared, however, to act as the actual developer and initiator of projects if no other alternative is available.

As an example the entity would monitor and review standards established by the Development, Design, Landscaping, Lighting, and Signage criteria. Further, the entity would review proposals submitted for development by local CDC's, developers, and others having an interest in developing sub-components of the overall project.

In some instances the entity would encourage joint ventures or other mechanisms to achieve the projects' objectives.

The current DSNI structure could be the management entity if a resident policy group e.g. a project review board held the decision making authority. Current staff capacity would need to be expanded through new hiring or through the use of consultants. DSNI may also wish to consider the creation of (a) subsidiary corporation(s) to implement the development program.

Whichever approach is selected the entity must assume the responsibility of "quality control" for each element of the development program. Among the various functions which should have specific attention are the following:

- o Property management/Security - the village concept would allow a sharing of costs through the various homeowners associations, a village association, and a merchants association. Per agreement or contract the property management/security function with adjacent neighborhood associations and/or interest groups to extend the "coverage" of the community. Further, this entity may work directly with the Boston Police Department to supplement existing coverage of the Core area.
- o Development Standards - the IPOD lays out a substantial planning review process, which is reflected in the standards of the proposed village concept. It is envisioned there will be a substantial level of development activity and, thus, the coordinating function with a variety of agencies and entities is vital to the interest and ultimate success of this project.
- o Mortgage Finance - The need for a negotiated underwriting criteria and mortgage application process is vital to ensure that community residents receive full support and attention, in seeking housing ownership opportunities. This function could be incorporated into the focus of DSNI and is a natural extension of current community organizing efforts. The need is also for pre-qualification of potential buyers of the proposed units. This function could be handled by selected staff and could assist in the negotiated application process.
- o Relocation and Displacement - The village concept has focused on vacant property, however, the need for counseling and assistance should be planned for as part of the management entity's staff profile. With DSNI's current language capacity this could be an important part of providing a full range of services for the Dudley community. The entity should also provide assistance in support of rehabilitation activities, such as maintaining temporary shelter during rehabilitation efforts and for other emergency uses.

The decisions to be made by the DSNI board as to direction and management are critical in providing continuity for the planning process. The transition from land planning to acquisition and development is essential in delivering a viable product.

The issue of resident control as to who get what units, where these units are to be located, and how they are to be integrated into the fabric of the existing community are crucial to the successful completion of this development project.

To that end a training component has been budgeted for as part of the overall development cost. Further, it is strongly recommended that as part of the sub-committee process non-voting or ex-officio members be recruited in those areas of real estate finance and development, where board members may not be as confident of their own expertise.

During the interim, a concerted effort must be generated to slow the increase of speculation and to provide a coalition negotiating team to work through the vacant land and tax arrear property with the City.

5.7 Strategy Two: Financing

If the project moves forward, then the creative thought process must start to create alternatives for financing the concept. The following are steps which should be pursued over the next year:

- o Begin negotiations with pre-identified sources of socially responsible investors, e.g. pension funds and insurance entities.
- o Prepare and make presentations of the process and need to selected foundations to obtain pre-commitments of support subject to obtaining the City's and lender support.
- o Begin discussions with the City to obtain a designated developer status for property currently owned by the public sector, using the initial capitalization provided by the pre-identified funding sources as an instrument in closing an agreement.
- o Prepare and initiate a series of meetings with the State and potential participating lenders in Boston to seek pre-commitments of support for a coalition mortgage pool.
- o Initiate discussions with active mortgage bankers and others involved with the housing finance industry to seek potential underwriting and bond issue support for the mortgage pool concept.
- o Initiate discussions with FNMA, FREEDIE MAC, National Cooperative Bank to seek support and underwriting criteria for their potential participation in a mortgage pool effort.
- o Initiate discussions with "linkage" developer entities to ascertain level of interest and support for participation in a Dudley effort.

- o Refine the gross project costs and opportunities based on the level of detail needed to consummate pre-commitments by potential project supporters.
- o Refine the relationship of DSNI to the development process in light of the current operational decisions with respect to the project.
- o Establish the development mechanism and seek funding for the same, of the implementation entity or capacity which will be charged with making the project happen.

The replicability of the approach used in Dudley may be attractive to those entities seeking reasonable solutions to the affordability issue around the country.

5.8 Strategy Three: Anti-Displacement Measures

A consistent concern throughout the strategy development process has been around the issue of displacement. DAC recommends consideration of a three pronged approach. These are:

Development Initiatives: The Option Fund, which would be used to purchase structures and units becoming available, would provide the community with the ability to retain similar family income profiles in new and/or rehabbed units. While this fund may not directly reduce the displacement problem, it could be an effective tool in reducing the potential.

The Rehabilitation/Transition fund would allow the acquisition of rental property to be rehabbed and provided at a break even rental level. The potential also exists for the use of this fund in a joint-venture arrangement so that the initial capitalization could be leveraged with like or similar investors.

Turnkey Projects to be developed on or adjacent to the designated opportunity site, would provide units for families who could not afford market rents. The program concept is currently available through the State of Massachusetts and the Boston Housing Authority. These programs may provide a replicable way of providing units in the Dudley community.

Housing Counseling: An underlying theme of the Dudley strategy is the need for a central clearing house for underwriting and providing residents with information and assistance in rental and sales housing. This function is considered critical in providing the basis for pre-qualification, as well as providing a follow-up mechanism for families who have obtained units. Further, the service could be used to work with existing realtors and smaller property owners who could use the pre-qualification service. The cost of this function has been included in the DSNI implementation budget, and could be a direct budget item as repayment of subsidies, loans, and fees are generated through project activity.

Social Action/Legislative: These activities are viewed as critical to supporting the real estate development process. The focus of this sub-strategy would be developing community-wide awareness and pressure on speculative real estate practices, by dealing directly with situations and instances of gouging the community. Public notices, advertisements and demonstrations are means to identify and deal with Real Estate Brokers, Developers and others who would not have the community's interest at heart. Further, the effort could provide the impetus to increase code enforcement activity for those rental properties which need repair and are not likely to be improved by voluntary action. On the legislative side, consideration should be given to anti-speculation legislation, e.g., an anti-speculative tax for property bought and sold in the Dudley area where appreciation of the property could be taxed if the property was not used in a manner consistent with community objectives. This effort would need substantial research, however the value of such an activity would go a long way in curtailing the already spiralling real estate values.

The above three considerations should be developed in a simultaneous and coordinated manner, so that the Dudley community can achieve maximum leverage from its real estate development activities.

The implementation of the Development Initiatives could be administered as part of the proposed development mechanism's work program. DAC strongly recommends that the Social Action/Legislative strategy be made part of DSNI's current community organizing function.

6.0 HUMAN SERVICES

6.1 Purposes of the Human Services Component

There are four purposes which the Human Services Component addresses.

The first is to design a community-wide strategy which will foster and support the reinvestment of human capital by neighborhood residents through increased participation and control of circumstances which affect their lives.

The second purpose is to identify the services and strategies which will help the residents of the Dudley Street Neighborhood to achieve their goal of community revitalization and maximum self-sufficiency.

The third purpose is to identify techniques and strategies which will increase the accountability of human service providers to the neighborhood(s) which they serve and to provide mechanisms which organized neighborhood residents can utilize to achieve a greater degree of control over the services being provided.

The fourth purpose is to foster greater coordination and provide opportunities for increased agency/resident cooperation.

6.2 Strategy Four: Marketing Research Approach

The basic differences between the marketing research approach and the conventional needs assessment approach are the power dynamics of the processes and the definition of content. More often than not the needs assessment is a social survey mechanism through which a service provider asks questions of the service recipient. The questions are designed to give the service provider the recipients' view of needed improvements of existing services, needs for new services and to provide the basis for modifying and/or expanding services. The power dynamic of this process keeps the definition of need within the control of the provider and dominates the perception of the recipient with existing agency and program structural constraints. In the view of neighborhood residents who are "sick of" surveys, interviews and questionnaires, the request is to answer someone else's question. The proposal is to substitute a marketing research approach for the conventional needs assessment approach. The marketing research approach assumes that the service recipient/client is a consumer, possibly an opinion leader and occasionally an expert.

The focus group is proposed as the marketing research method. The focus group method assumes that to understand what any group of people feels about a subject is to allow them to have a discussion among themselves. A focus group is composed of 8-15 members who are encouraged to express their own views about broadly stated topics or issues and refining those subjects to some level of specificity. The group is guided by a specially trained moderator/facilitator who usually follows a discussion guide.

The DNSI resident planning committees used a process similar to this which essentially asks group members to be a "story teller" about a selected topic. Participants were asked to describe their own experiences about a topic (e.g., shopping) and rather than making conclusive statements (e.g., shopping around here is too expensive) they were asked to describe a typical food shopping event (e.g., I got my mom to watch the kids and walked four blocks to the store and they had raised the price on "x" again and I had to buy something else).

This basic alteration in the power dynamics is a first step in neighborhood revitalization.

Public and private agencies and their funding sources including legislators should be encouraged to reexamine their roles in the community with regard to such issues as:

- o encouraging independence vs. supporting dependency
- o developing power vs. enforcing powerlessness
- o financing neighborhood need vs. financing agency operations

Existing service recipients should be encouraged to reexamine their roles in relation to service providers. Many residents by virtue of prior experience, culture, custom and survival technique have adopted a passive stance. If specific collaboration techniques can be developed, a new community dynamic can be created.

The following steps are proposed:

- o DSNI Board meet to determine agency and resident interest.
- o If no formal interest (no resolution) encourage interested parties to pursue through alternative means.
- o If formal interest is expressed proceed to discuss with funding sources.
- o Apply for funding for personnel, or obtain a lend lease staff person with facilitation skills.
- o Convene initial agency workshops and resident workshops, re: difference between conventional needs assessment and focus group (marketing research) approach.
- o Using training of trainer approach, train staff from each participating agency.
- o Schedule comparable sessions with funding sources.
- o Implement method on a staggered schedule over a two-year period.
- o Maintain a process observer/evaluator to determine impact.

6.3 Strategy Five: Community Review

The focus of this strategy is to provide increased local control of program priority and resource allocation decisions in the human service area. It is anticipated that a neighborhood based and controlled review process will stimulate service providers to increase their collaborative efforts.

The IPOD process, the EDIC process and other community/public participation processes have become more widely accepted and used in planning decisions. On the Human Service provider side of the equation, the processes are relatively private and rarely involve community residents in both the public and private sector decision making process.

This strategy involves the development of public hearing type processes through which community residents could express their preferences and participate in setting program and financial priorities

Such a process would involve separate sectors of policy makers and sources of funds.

The philanthropic sector and the public sector would require different approaches. The following tasks outline procedures to be followed.

- o DSNI to convene meeting with citizens associations and other groups interested in increased community control and if interested pursue funding of staff allocation in order to proceed.

- o DSNI to convene meeting with philanthropic sector to determine interest and support.
- o If interested, propose that one or more foundations initiate a meeting or conference to discuss current decision making processes and potential design alternatives. Planning committee(s) for such an event should include community residents, agency personnel, public and private funding sources and appropriate legislators.

6.4 Strategy Six: The FORCE

The FORCE is proposed as a unifying strategy which will give broad based community support and technical assistance to the existing efforts of groups and individuals and will provide technical assistance.

Residents report that crime and drug abuse are their two major concerns and that existing efforts do not make a big enough difference. This strategy is based on the perception that there is a need for a dramatic, visible, grass roots, active, vibrant fun-filled, serious, massive effort required to break the existing pattern of community life and to mobilize the resources and energies in the community to help residents regain control of the quality of their lives.

The FORCE is proposed not as a wish--"May the FORCE be with you," but as a reality, THE FORCE IS WITH YOU!!

THE FORCE conveys a spiritual, emotional and physical message. It is intended to support existing efforts and mobilize the untapped resources currently living in the neighborhood.

The FORCE will be a cadre of community residents assisted by staff provided through outside funding. Initially, current community leadership and could enroll Vietnam-era veterans, activist youth, athletes of all ages, parents, senior citizens, and other volunteers.

The objective of the FORCE is to introduce a new source of pride, dignity, energy and community initiated effort into the DSNI neighborhood and to cooperatively participate with the greater Roxbury Community. FORCE members will be communicators. They will serve as role models for drug free, responsible behavior for all community residents. The FORCE will sponsor events, will actively work with existing organizations and city departments.

Initially, it is proposed that the FORCE be an operating unit of DSNI using the organizing expertise and structure to begin a massive effort to change the neighborhood. The effort will require recruitment and support on a house by house, block to block basis supported by a massive public education program combined with active and effective participation of residents, public and private agencies, the business and financial community, city and state government, the law enforcement and criminal justice systems and the education and job training organizations. The FORCE may become the source for volunteers, auxiliary police, self-help in housing, job development and drug and alcohol abuse.

The following steps should be taken to implement the FORCE.

- o Convene a meeting with current activists to form an organizing committee which will be formed to work with a staff member to refine the concept and to develop a proposal for funding by the philanthropic and/or business community. The committee should include a representative cross section of the community ethnic, cultural and age group perspective.
- o The Organizing Committee will design events which build on the cultural diversity of the community and to solicit participation through a festival environment in order to create the on-going enthusiasm, identification and momentum.

6.5 Strategy Seven: Strengthening Racial, Ethnic and Cultural Identity and Diversity

The Cape Verdean community has consistently reported that their service needs are not being met. They report the need for a comprehensive Senior Citizens Program, ESL classes, child care and recreational services. The Cape Verdean perspective is that there is a need for a Cape Verdean Center which is staffed by Cape Verdeans who speak the language, are professionally trained, are skilled in the transmission and reinforcement of history and culture.

With regard to the Cape Verdean Community, the Marketing approach outlined in strategy one should immediately be implemented, so that specifications for a center designed to meet the needs of the Cape Verdean community can be established and processes undertaken to implement such a plan.

6.6 Strategy Eight: Child Care

From the parents' perspective child care includes infants, pre-school, school age and adolescents through the age of at least 15. Appendix 4 contains a list of child care centers located within and adjacent to the DSNI core area. This listing from the Child Care Resource Center indicates that there are 829 slots available for children under the age of six and 427 slots available for children between 6 and 12. No information is available about the residential location of those served by these programs. Based on the responses of parents and agencies the need for child care is currently not being met. This is reaffirmed by parents who cite the absence of affordable child care as a reason for being unable to participate in employment training programs. It should also be noted that existing institutional arrangements for child care do not include children over 12-13 years of age, a vulnerable age group about which parents have expressed concern. In summary, there is no program or staff capacity in the neighborhood which exclusively attends to the need for child care, nor is there a source of current, reliable data about child care requirements of residents.

There is a need to obtain information about current and prospective users of comprehensive child care programs. Data should include such items as:

- o type of child care required for existing employment.
- o type of child care required for new employment.
- o type of child care required for education or job training ability to pay.
- o characteristics of services required.
- o information about existing child care arrangements family, neighbors, centers, etc.
- o additional needs for support re: existing arrangements, etc.

The following steps should be implemented:

- o Human Service Agencies in the neighborhood should be invited to join DSNI to participate in the development of a proposal to fund the position of a child care advocate for the neighborhood.
- o DSNI should solicit assistance from funding program providers and other resource groups to conduct marketing research (per Strategy Three).
- o Simultaneously, the child care advocate should establish a central Neighborhood Registry for providers and recipients as a focal point for child care in the neighborhood.
- o Existing child care providers should be contacted to determine growth capacity and lead time requirements.
- o Contact should be made with appropriate state and city agencies contemplating additional child care services in order to accelerate the process.
- o In order to meet the existing need, alternative delivery systems should be explored (e.g., develop a group of individuals who can quickly be screened and trained to be child care providers for at least one child in their home).

6.7 Strategy Nine: Recreation and Athletics

Playgrounds, Parks, Leagues, Clinics are notably invisible in this neighborhood. Soccer, baseball, soft ball, basketball are interests expressed by residents as are other recreational activities from arts and crafts, to discussion groups to Bingo and card games. This array of services are reported as unmet needs for children, teenagers, young adults, adults and senior citizens.

The neighborhood is clearly underserved by the City of Boston Department of Parks and Recreation. The residents' perspective is that that recreation is a neighborhood function and that recreational opportunities should be readily available. The implications are that there should be dedicated recreation personnel assigned to the neighborhood with responsibilities for program design, implementation and administration. In order to achieve the goal of neighborhood controlled responsive recreation programming. The following steps should be taken:

- o A Resident Planning Committee (RPC) for Recreation and Athletics should be convened to identify specific facilities, program requirements and priorities.
- o DSNI should then convene a meeting with the Department of Parks and Recreation to be assigned to DSNI as the staff person for the RPC.
- o Within a two-three month period a neighborhood masterplan for recreation and athletics should be developed and submitted to Parks and Recreation for funding.

6.8 Strategy Ten: Orchard Park Planning Process

Orchard Park residents participated in the planning process through representation on the DSNI Board of Directors, meetings with DAC personnel, participation in the RPCs and general community meetings. Despite this participation, the unique needs of Orchard Park Tenants are not adequately addressed in the plan. There is a need for a constructive planning process to assist the residents in their efforts to improve their environment and which will take into account the Boston Housing Authority and other relevant organizations.

Orchard Park Tenants have a primary stake in the use and disposition of the Dearborn School and should have assistance in defining needs, proposed uses and implementation plans in cooperation with the Public Facilities Department.

Finally, Orchard Park residents do not believe that the services which they are receiving from their Community Center, which is presumed to serve their area, are adequate, well administered or well publicized. Day Care Services provided by the center are reported as serving few if any of the Orchard Park Tenants.

The following steps should be taken:

- o DSNI should continue to provide assistance to the Orchard Park Tenants Association in obtaining funding for an Orchard Park Planning Process. The planning agenda might include such items as:
 - eliminating crime and drug abuse from the area.
 - improving housing conditions.
 - increasing community control over service providers.
 - developing a design and feasibility analysis for utilization and development of the Dearborn School.

6.9 Strategy Eleven: Employment and Training Advocacy

"Why don't people participate?" is a question which is repeated constantly by job developers and employment training personnel. We have restated the reasons provided by neighborhood residents which include inadequate support services (e.g., day care) and affordability (e.g., low pay). There are also

unstated reasons which emerge in private conversations. A sense of self-doubt, self-consciousness about language, discomfort with travel, discomfort with sharing personal information with strangers are among the factors which emerge. These factors inhibit risk taking and therefore participation in new and different environments.

From a planning perspective we are also faced with aggregate data about the employment and employability of residents within census tracts or planning districts. There is no data base which is neighborhood oriented and which profiles the employment needs, aspirations, and skills of individuals. We propose that DSNI engage in neighborhood based Employment/Training Advocacy which would result in a set of individual profiles compiled as a neighborhood inventory of both existing and emerging employment aspirations; a skill and knowledge assessment which identifies learning needs; and an economic/social/psychological assessment which identifies financial and social support services required. Upon completion of an initial set of profiles, individual job fitting would take place, support services designed and located, and a training model identified.

Toward this end, the following steps should be undertaken:

- o Existing human service agencies and employment training organizations should be invited by DSNI to request funds to hire a neighborhood based Employment/Training Advocate. This advocate, based at DSNI, would be responsible for organizing residents to participate and to assist one another through an each-one-teach-one approach.
- o Expert resources should be requested from the city to guide the worked of the advocate and provide assistance in designing the screening and in creating and implementing the data base.
- o Contacts would then be made with existing training and job development entities to meet individual needs.

6.10 Strategy Twelve: The Earning/Learning Project

Existing job training efforts are lock step programs which require participants to complete the training program (pass or fail) within a prescribed time period. Frequently, basic skills training and education (e.g., reading, computation ESL) are not integrated with technical training. Similarly coursework or training in self-confidence takes place in isolated segments which are not integrated into the training approach. One can take the view that an integrated curriculum which educates and trains an individual for a specific job or category of employment can be taught in any language and that an English first requirement may not be related to an employment requirement but to an instructional reference.

Some training programs which operate under performance based contracts receive bonuses for meeting and exceeding performance requirements. Trainees however are expected to enjoy the intrinsic rewards of successful performance. Most residents who agree to participate in training programs do so because the job

at the end of the tunnel will become the source of "cash money." The training process is viewed as necessary but a delay in the gratification process. It may be that a training program which provided cash incentives for successful performance would increase participation, completion and placement rates. The strategy which we propose is designed to meet resident requirements as we understand them. These requirements include adequate support services, child care, cash payments, hands-on experience, knowledge of specific employment opportunities, flexible schedule and a transition period from dependency to a self-sufficient status which protects such benefits as housing and Medicare.

The program characteristics include:

- o self paced instructions using a learning contract
- o modular instructional units
- o bi-lingual instruction as a design criteria
- o expense reimbursement and minimum wage for participation
- o support services and child care
- o cash bonuses for successful and exemplary performance
- o short term employment opportunities
- o individualized instructional plans based on job aspirations and aptitude analysis
- o integrated attitudinal, basic literacy and job skill training

The program would allow an individual to identify his/her employment aspirations and to select a position which is due to come on line within a specific period of time. After an analysis of aptitude, ability and skill level an individualized program of instruction would be developed. Such a program would help the trainee to recognize the learning and time requirements to move from current circumstances to employment. It may be that interim employment will become a part of the plan. Individual learning contracts will be written with each trainee and self-paced and bi-lingual instruction will be made available. Support services will be made available for the family and child care arrangements will be designed. Cash bonuses will be paid for successful completion of contract requirements and/or completion before deadline. Modular units of instruction will allow trainees with time and family contracts to complete units on an intermittent basis and still acquire necessary skills and knowledge over time.

In this model the trainee may receive instruction at a neighborhood based center with supplemental instruction and experience at specialized settings, e.g., computer lab; labor union apprenticeship program; field work.

The steps which are necessary to implement this strategy are:

- o Convene a meeting with EDIC, Mayor's Office of Jobs and Community Service, Selected Industry and Business representatives, Orchard Park Tenants Association, local agencies and training programs to discuss the development and funding of this project.
- o Given interest, develop a specific work program to achieve a program start-up by January 1, 1988.
- o Explore the use of Dearborn School as a site for this and related activities.

7.0 ECONOMIC DEVELOPMENT

7.1 Economic Development Goals

Each economic development initiative should be designed to achieve greater accountability to the neighborhood residents. Emphasis should be placed on employment and training opportunities for residents, improvement of the quality of services and goods to the consumer and equitable employee-employer relations. Improvement in these areas will lead to greater profitability for the business operators and a healthier business environment in the neighborhood.

The enterprises which are included are: the Urban Village Retail Center; International Market/Bazaar and Eateries; Auto Park; Industrial and Light Manufacturing; Construction Businesses; Assistance to Existing Neighborhood Enterprises; other Community Based Enterprises; Additional Urban Village Business Opportunities.

7.2 Strategy Thirteen: A Neighborhood Based Business Development and Training Unit

We recommend that DSNI consider the establishment of a community based and controlled Business Development and Training Unit. Such a unit would be a focal point for all business development activities. It would be neighborhood based and would be the "community control" center for all business development activities. It would relate to all city and state agencies and would work cooperatively with existing capabilities (such as business schools and other educational institutions, the Small Business Administration, Minority Business Development Centers and similar government offices). The center would provide entrepreneurial training and support for local residents interested in starting or expanding their businesses. Other training functions would be designed to prepare residents for employment in community based business as well as for selected positions in the larger area.

Services could include centralized business support services as well as technical managerial and financial technical assistance. An important function of the center would be to provide access to capital for existing and developing businesses.

The Center should be designed on a business like basis and should be eligible to receive fees for services from local job training and business development agencies, as well as receiving fees for services from the businesses themselves. Students from area undergraduate and graduate business programs could be recruited to assist in market studies, business design and business planning.

This unit may well include opportunity space for small individual enterprises (e.g., local craftsmen) with support services similar to an incubator. The unit will also house local training initiatives as described in the Employment Training Section if required.

This proposed unit would also be the source for supporting retail business revitalization.

The following activities should be undertaken.

- o Prepare proposal to fund initial design and feasibility analysis.
- o Meet with existing businesses to determine their interest and support.
- o Meet with schools of business to determine the availability of students (and faculty) for marketing and business assistance functions.
- o Develop a business plan for the unit, including organization, marketing, finances, capitalization, etc.
- o Design the structure of the proposed unit with emphasis on maintaining neighborhood control of its operations.

